Enclosure A

DOCUMENTS TO THE REQUESTOR
EPA-R5-2015-000396

Document Name	Date	Page(s)
CERCLA Preliminary Assessment	9/9/1999	6 pages (6 single sided pages)
Site Assessment Report	7/28/1997	18 pages (18 single sided pages)
Pollution Report	9/21/1998	8 pages (8 single sided pages)
Environmental Site Assessment	None	5 pages (5 single sided pages)
Area and Market Analysis	None	7 pages (7 single sided pages)
RCRA Inspection Report	6/9/1995	10 pages (10 single sided pages)
Various topographical maps	N/A	25 pages (25 single sided pages)
Ecology & Environment Report #176443	6/19/1997	102 pages (102 single sided pages)
Weston Site Assessment Report #200599	9/5/2003	157 pages (157 single sided pages)
Weston Site Assessment Report #241647	9/6/2002	80 pages (80 single sided pages)
E & E Inc. Site Assessment Report #247038	7/28/1997	80 pages (80 single sided pages)
Site Maps #247095	N/A	51 pages (51 single sided pages)
Weston Documents #247114	N/A	5 pages (5 single sided pages)

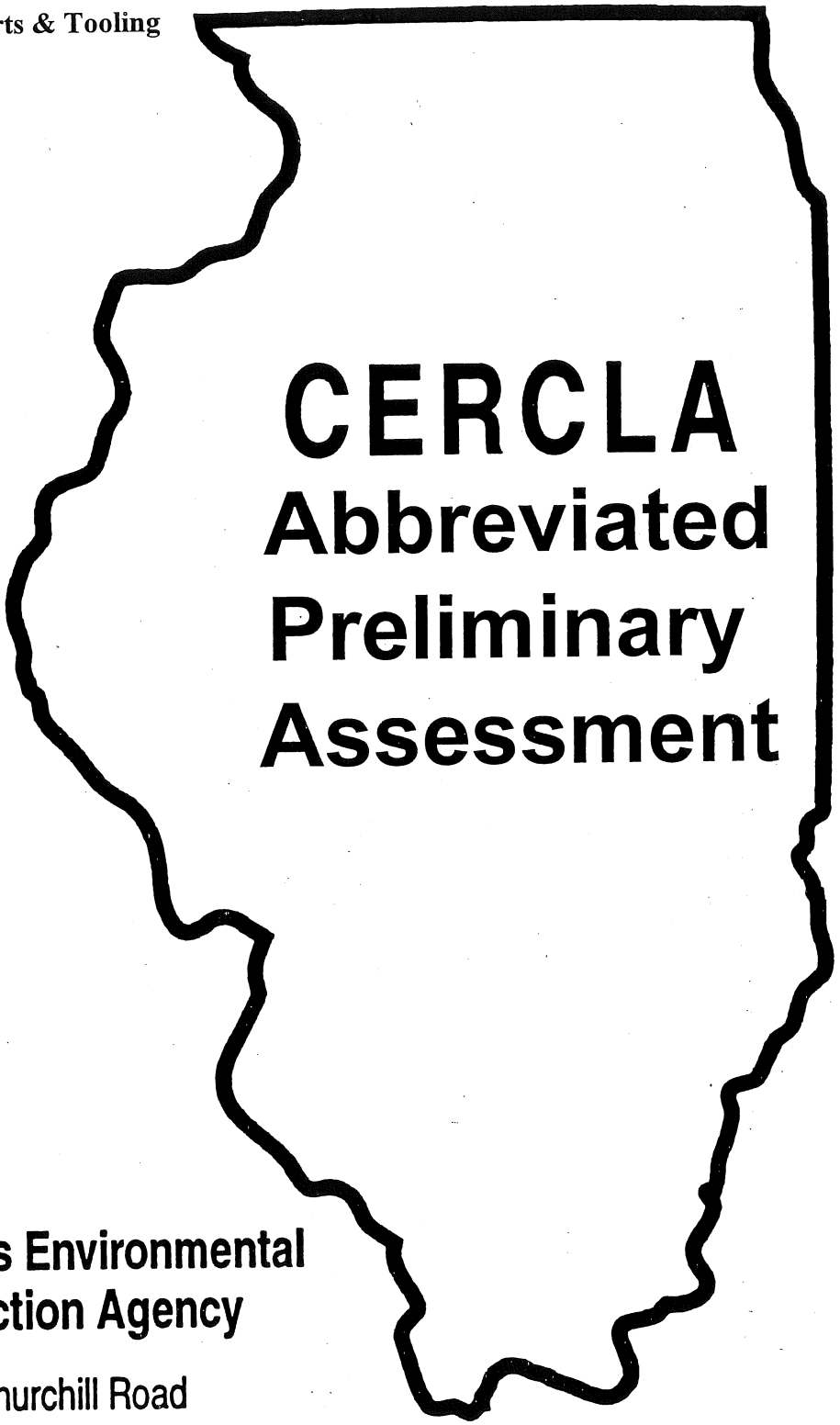
DOCUMENTS TO THE REQUESTOR
EPA-R5-2015-000396.....CONTINUED PAGE 2

Document Name	Date	Page(s)
EPA-Aerial Photographic Analysis #247131	11/1/1986	30 pages (30 single sided pages)
Tetra Tech Inc. Final Site Assessment #247693	1/19/2005	40 pages (40 single sided pages)
E & E Inc., Site Assessment Report #247933	9/30/1994	51 pages (51 single sided pages)
Tetra Tech Site Assessment Report #259396	5/1/2006	96 pages (96 single sided pages)
Tetra Tech Report #271553	3/10/2004	29 pages (29 single sided pages)
STN Environmental Report #277409	6/22/2007	79 pages (79 single sided pages)
Weston Solutions Site Assessment Report #286091	10/26/2007	133 pages (133 single sided pages)
IL EPA Preliminary Assessment #300567	2/22/2008	29 pages (29 single sided pages)
IL EPA CERCLA Preliminary Assessment #303229	7/25/2002	10 pages (10 single sided pages)
Tetra Tech EM Inc. Report #307638	11/1/2005	88 pages (88 single sided pages)
Tetra Tech EM Inc. Report #307639	1/19/2005	40 pages (40 single sided pages)
Sanborn Maps #313375	1/1/1987	6 pages (6 single sided pages)
Weston Solutions Report #400037	7/6/2009	124 pages (124 single sided pages)
EPA Hazardous Waste Pages #403082	5/19/1981	2 pages (2 single sided pages)

DOCUMENTS TO THE REQUESTOR
EPA-R5-2015-000396....CONTINUED PAGE 3

Document Name	Date	Page(s)
Miscellaneous Site Maps #403606	N/A	15 pages (15 single sided pages)
Burns & McDonnell Site Map #428368	N/A	1 page (1 single sided page)
As-Built Drawings #443867	5/24/2008	44 pages (44 single sided pages)
E & E Inc. Report #446192	10/28/1999	19 pages (19 single sided pages)
Weston Solutions Inc. Report #469484	1/23/2013	198 pages (198 single sided pages)
IL EPA Preliminary Assessment #909022	8/31/2010	27 pages (27 single sided pages)
Site Location Map	N/A	7 pages (7 single sided pages)
Maps (various attachments)	N/A	89 pages (89 single sided pages)
Maps (various attachments)	N/A	7 pages (7 single sided pages)

L0316485024 - Cook Co.
Sun Machine Parts & Tooling
ILD# 001994722
SF/HRS



CERCLA
Abbreviated Preliminary Assessment

Illinois Environmental Protection Agency

2200 Churchill Road
P. O. Box 19276
Springfield, IL 62794-9276

ABBREVIATED PRELIMINARY ASSESSMENT CHECKLIST

This checklist can be used to help the site investigator determine if an Abbreviated Preliminary Assessment (APA) is warranted. This checklist should document the rationale for the decision on whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: Mark Weber (Name/Title) 9-9-99 (Date)
1021 N. Grand Ave. East Springfield, IL 62794 (Address) 217/524-1656 (Phone)
(E-mail Address)

Site Name: Sun Machine Parts
Previous Names (if any):

Site Location: 10655 Torrence Ave.
Chicago, IL

Latitude:
Longitude:

Describe the release (or potential release) and its probable nature: refer to attached report

Part 1 - CERCLA Eligibility Evaluation

If the answer to any one of these is "yes," the site can be considered NFRAP or archived	YES	NO
1. Is the site nonexistent, or is it not a duplicate (or "alias") of another site?	☐	☑
2. Is the site being addressed by some other remedial program (Federal, State, or Tribal)?	☐	☑
3. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	☐	☑
4. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferred to RCRA corrective action, FIFRA, or Brownfields)?	☐	☑
5. Is there sufficient documentation to demonstrate that no potential for a release that could cause adverse environmental or human health impacts, (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, previous HRS score determined, or an EPA approved risk assessment completed)?	☐	☑

Please explain all "yes" answer(s).

Part 2 - Initial Site Evaluation

Use Exhibit 1 of this fact sheet to make site assessment decisions based on the answers below:	YES	NO
Does documentation indicate that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?	☐	☑
Is there an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site?	☐	☑
Is there an apparent release and no documented on-site targets or targets immediately adjacent to the site, but there are nearby targets (e.g., targets within 1 mile)?	☑	☐
Is there no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site?	☐	☑
Does the site lack documented on-site, adjacent, or nearby targets?	☐	☑
Does the site lack releases or potential to release?	☐	☑
Does the site lack uncontained sources containing CERCLA eligible substances are present on site?	☐	☑

Please explain all "yes" answer(s).

Samples collected during Removal Action indicate that release to on-site soils had occurred, and had documented presence of asbestos. There are a number of residences within 1 mile of the site

Part 3 - EPA Regional Review and Site Assessment Decision

Check the box(es) that apply.

- ☑ NFRAP/Archive
- ☐ APA
- ☐ Full PA
- ☐ Combined PA/SI
- ☐ SI
- ☐ Removal Action
- ☐ Other: _____

Lead Agency or Defer/Refer to:

- ☐ EPA Remedial Program
- ☑ Removal Program
- ☐ State/Tribal Program
- ☐ RCRA
- ☐ Brownfields
- ☐ Other Federal Agency: _____
- ☐ Other: _____

Regional EPA Reviewer: J. Griffin (Print Name/Signature) 9/21/99 (Date)

Site Description/History

The Sun Machine Parts (ILD# 001994722) site was an abandoned facility located on the south side of Chicago, Illinois in Cook County. The address given for the site is 10655 Torrence Avenue, Chicago. The property encompasses roughly 3.25 acres and is located in an area that's a mixture of industrial, commercial, and residential development. The nearest residence is located roughly 100 feet west of the site. The physical borders of the property are formed by 106th Street on the north, Torrance Avenue to the west, and Wisconsin Steel on the south and east. The topography of the site is flat.

Information available in the Illinois Environmental Protection Agency (IEPA) Bureau of Land file indicates that operations began at the site around 1880. Wisconsin Steel, which is adjacent to the site, operated Mill #3 at this location. Wisconsin Steel continued operations at this property until 1980. The property was held in a trust by South Chicago Savings Bank from 1980 until 1988. In 1988 the property was purchased by Sun Machine Parts & Tooling, Incorporated. There is no information available on what activities, if any, Sun Machine conducted at the site. It is known that portions of the building were leased to other parties including a metal recycler and a fork lift operation.

In 1996 this site was referred to the United States Environmental Protection Agency (U.S. EPA) by the Chicago Department of the Environment. On March 20, 1997 site assessment activities were conducted by the U.S. EPA's Superfund Technical Assistance & Response Team (START) contractor under the authority of Mr. Fred Bartman, On-Scene Coordinator, U.S. EPA, Region V. This initial site assessment revealed the presence of asbestos containing materials (ACMs), a variety of contaminants in on-site soil, drums, capacitors, and some pits and tanks.

In September of 1997, U.S. EPA Emergency Removal personnel secured funding to conduct emergency removal activities at the site. These funds were requested to address waste left on-site and soil contamination which had not been addressed through any other programs. Removal activities at the Sun Machine Parts site commenced in November of 1997 with the Emergency Response Cleanup Services (ERCS) contractor. These activities included:

1) Remove all asbestos from the site
2) Consolidate and dispose of hazardous wastes
3) Complete excavation of sulfuric acid tank area and test pits
4) Excavate, transport, and dispose of contaminated soil
5) Backfill excavated areas

Current Site Condition/Activities

The site currently sits idle and unoccupied. The property is presently owned by the City of Chicago which took title to the property on back taxes upon completion of the U.S. EPA Emergency Removal Action. Based upon telephone conversations with the Chicago Department

of the Environment, the property is being considered for Brownfield redevelopment. All hazardous waste has been take off-site and disposed off by the U.S. EPA, and the City of Chicago has leveled the on-site building. All that remains at the property is the foundation of the building.

Pathways

Available IEPA Well Site Survey Reports indicate that there are no public drinking water wells within the four mile target distance limit of the site. There are some industrial wells within the four mile target distance limit. None of these wells are in the immediate proximity of the site. The City of Chicago operates a number of surface water intakes on Lake Michigan from which public water supplies are drawn. The City of Chicago provides potable water to a number of area communities as well.

According to available documentation the site is located in an urbanized area and run off most likely enters the surrounding storm sewer system. There are no intermittent or perennial waterways leaving or bordering the site. The nearest perennial waterway is the Calumet River located .5 miles east of the site. The site is located outside of a floodplain as designated by the Federal Management Agency Flood Insurance map for Chicago. The surface water pathway was not evaluated further.

Available IEPA Bureau of Land file information gives no indication that air samples were collected during the investigation of the Sun Machine Parts site. Part of the 1998 Emergency Removal Action included asbestos abatement at the site. Given the condition of on-site structures prior to the Removal Action it is probable that ACMs migrated off-site. There are two schools located within .25 miles of the site. However, there are no schools or day care facilities located within 200 feet of the site. According to U.S. Department of the Interior "National Wetlands Inventory" maps, there are approximately 50 acres of wetlands within a one mile radius of the site.

Soil samples collected during the removal Site Assessment at the property documented the presence of various contaminants in on-site soils. On-site soils were removed in locations where contaminant concentrations were determined to be "hazardous." As stated earlier the properties bordering the site are primarily industrial and commercial. There are no schools or day care facilities within 200 feet of the site. The nearest residence is located approximately 100 feet west of the site. According to "National Wetlands Inventory" maps there are no wetland areas on-site. Access to the site is restricted by a maintained fenced.

Priority/Recommendation

The author of this report recommends that Sun Machine Parts be assigned a No Further Remedial Action Planned (NFRAP) for future CERCLA investigation. The reason for this NFRAP recommendation is that risks posed to human health and/or the environment by this site were

addressed during the U.S. EPA's Removal Action. All hazardous waste was removed. Given the fact that all of the sources associated with this site have been removed the likelihood of any future release from the site is low. Also, the City of Chicago is seeking to redevelop the property. A requirement of the negotiations between the City of Chicago and any potential developer is enrollment of the site in the IEPA Voluntary Program in order to obtain a No Further Action (NFA) letter from the IEPA.

I.1
7/28/97

SITE ASSESSMENT REPORT
FOR
SUN MACHINE PARTS
CHICAGO, COOK COUNTY, ILLINOIS
TDD: S05-9701-003
PAN: 7J0301SI

July 28, 1997

Prepared for:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Emergency and Enforcement Response Branch
77 West Jackson Boulevard
Chicago, Illinois 60604

Prepared by: _____ Date: 7/28/97
Christianne Ottinger, START Project Manager

Reviewed by: _____ Date: 7/29/97
Mary Jane Ripp, START Assistant Program Manager

Approved by: _____ Date: 7/28/97
for Thomas Kouris, START Program Manager

ecology and environment, inc.
International Specialists in the Environment

33 North Dearborn Street, Chicago, Illinois 60602
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Document 01

Table of Contents

List of Figures

1. Introduction

The Superfund Technical Assessment and Response Team (START) of Ecology & Environment, Inc. (E & E), was tasked by the Enforcement and Emergency Response Branch (EERB) of the United States Environmental Protection Agency (U.S. EPA) to conduct a site assessment at the Sun Machine Parts site in Chicago, Cook County, Illinois, under Technical Direction Document (TDD) S05-9701-003. START was tasked to prepare and implement a health and safety plan; compile and review background information; subcontract analytical services; document conditions at the site; conduct air monitoring and multi-media sampling; evaluate threats to human health and the environment; and make recommendations and provide options to U.S. EPA as to the potential need for a removal action, further investigation, referral to other government agencies or U.S. EPA programs, or other actions which may be prudent. The site assessment was performed in accordance with the National Contingency Plan (NCP) in the Code of Federal Regulations (CFR) Section 300.415 to evaluate on-site conditions and possible threats to human health, welfare, and the environment. The site assessment was conducted on March 20, 1997, under the authority of U.S. EPA On-Scene Coordinator (OSC) Fred Bartman. This report summarizes START site assessment activities.

2. Site Background

2.1 Site Description

The Sun Machine Parts site is located at 10655 South Torrence Avenue, Chicago, Cook County, Illinois. The coordinates of the northwest corner of the site, as measured by START with a hand-held global positioning system (GPS) unit, are latitude 41°42'09" north, longitude 87°39'34" west (Figure 2-1). The property is bordered on the north by 106th Street, on the west by Torrence Avenue, and on the south and the east by industrial development. The site is located in an area of primarily industrial and commercial development. The Rock Island Slip of the Calumet River is approximately 0.2 miles southeast of the site. Lake Michigan is approximately 1.8 miles northeast of the site.

The Sun Machine Parts site consists of a large, abandoned, dilapidated building located on approximately 3.26 acres (Figure 2-2). The site is surrounded by a metal fence which is damaged in many locations. A gate is located east of the building, providing vehicular access from 106th Street. Access to the property is limited, but not restricted. Miscellaneous garbage and debris, including suspected asbestos-containing material (ACM), is scattered about the property outside of the building. In addition, there is evidence that transients occupy the building.

The building is rectangular, approximately 125 feet wide by 600 feet long. It is divided into three main sections, referred to as the north section, the middle section, and the south section. Most of the building's facilities have been demolished, but debris associated with former operations is scattered about the site. The building is constructed of a steel frame with corrugated fiberglass/suspected ACM paneling. The structural integrity of the building is questionable. A large portion of the roof in the north section of the building is missing. Overall, the building is severely deteriorated and has been vandalized and scavenged.

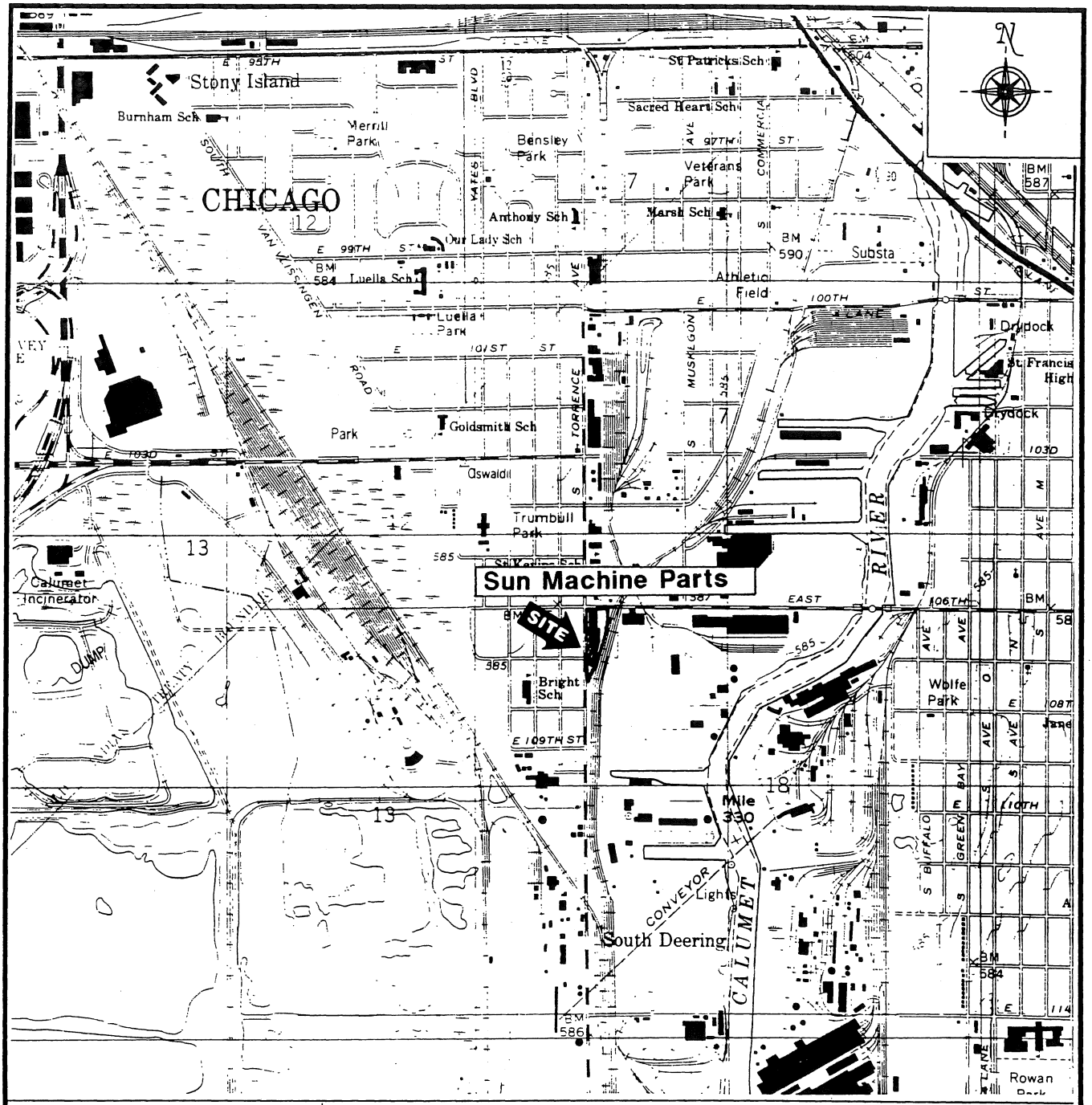
The terrain of the site is flat, and there is no evidence of a storm drainage system. The groundwater table is reportedly near the surface, but is not used as a source of potable water in the area.

2.2 Site History

Information about the history of the site has been obtained from various documentation provided by U.S. EPA. The date when the site was first developed is not known, but it has been estimated to be in the 1880s. Wisconsin Steel, which is adjacent to this property, reportedly operated Mill #3 at this location. The exact relationship between Wisconsin Steel and the site's previous owner is not fully documented. Wisconsin Steel continued its operations until 1980. The site was owned by South Chicago Savings Bank from the early 1980s until 1988. In 1988, the property was purchased by Sun Machine Parts, presumably the present owner.

Most of the former Wisconsin Steel's facilities have been demolished. In 1993, the Economic Development Administration, Liquidation Division (EDA) requested the Army Corps of Engineers, Missouri River Division (ACOE) to remove and dispose of various hazardous wastes at the Wisconsin Steel site through its Rapid Response Program (RRP). This action did not include Mill #3.

In 1996, the Chicago Department of Environment (CDOE) referred the site to U.S. EPA for a possible Superfund removal action.



Quadrangle Location

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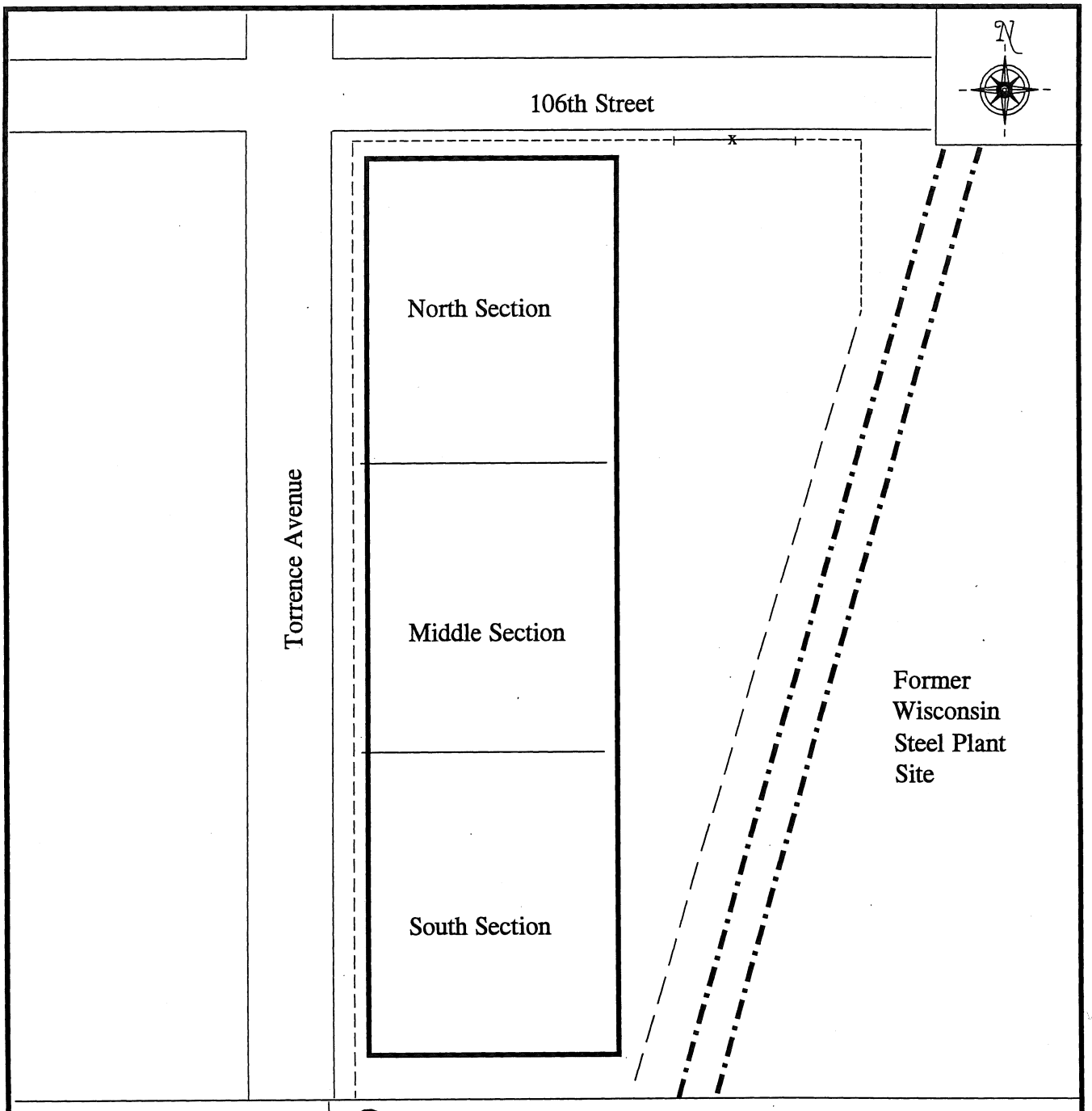
TITLE	Site Location Map	FIGURE # 2-1
SITE	Sun Machine Parts	SCALE 1:24,000
CITY	Chicago STATE Illinois	TDD # S05-9701-003
SOURCE	USGS 7.5 Minute Series, Lake Calumet, Illinois Quadrangle	DATE 1991
		REVISED NA



Legend

Fence

Railroad Tracks

Gate

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TITLE	Site Overview Map	FIGURE #	2-2
SITE	Sun Machine Parts	SCALE	Not to scale
CITY	Chicago	STATE Illinois	TDD # S05-9701-003
SOURCE	Ecology & Environment, Inc.	DATE	1997
		REVISED	NA

3. Site Assessment

On March 20, 1997, site assessment activities were performed by START members Dan Robinson and Matt Milovich. All activities were coordinated under the authority of OSC Bartman. The temperature at 0945 hours on March 20 was approximately 45° Fahrenheit, with clear skies.

START and U.S. EPA performed a reconnaissance of the site in order to determine potential risks and appropriate sample locations. The most significant threats at the site were determined to be in the north section of the building. Site features, concentrating on this north section, are identified in Figure 3-1. Following the reconnaissance, START and OSC Bartman chose sample locations and analytical parameters. Two asbestos sample locations were identified outside of the building. The remaining locations were all in the north section of the building. Level C personal protective equipment was donned prior to collecting samples.

All sample locations are identified in Figure 3-2. A total of three asbestos samples were collected. Asbestos sample AS-1 was collected from roofing tile which had fallen on the parkway, north of the site fence and adjacent to 106th Street. Asbestos sample AS-2 was collected 5 feet inside of the site fence and 25 feet east of the site building, from insulation material on piping debris. Asbestos sample AS-3 was collected in the north section of the building from a pile of piping debris with suspect insulation.

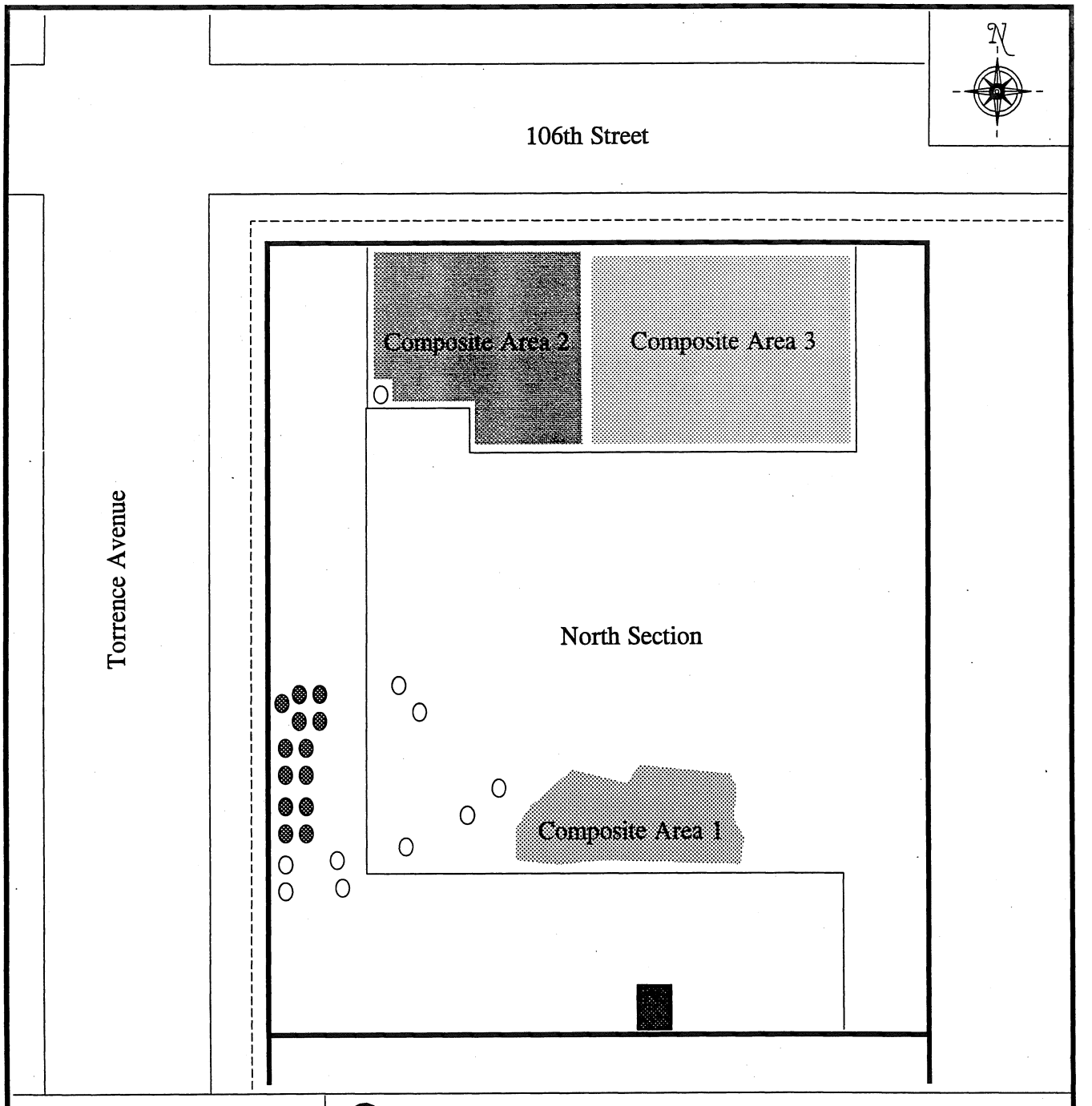
A significant amount of surface staining was observed in the north section of the building. Three composite soil samples were collected from this area. Composite sample S-1 was collected from an area of dark black staining with a significant amount of scattered miscellaneous debris. Composite samples S-2 and S-3 were collected, adjacent to each other, from areas of brilliant, colorful staining on an elevated pad in the north area of the north section of the building. All soil samples were analyzed for semivolatile organic compounds (SVOCs), Resource Conservation and Recovery Act (RCRA) metals, and cyanide.

One oil sample, L-1, was collected from what appeared to be a catch basin in the southern area of the north section of the building. The sample was analyzed for polychlorinated biphenyls (PCBs).

A total of three drum samples were collected from 55-gallon drums in the north section of the building. Drum sampling was conducted in Level B personal protective equipment, with continuous air monitoring. Drum sample D-01 was collected from a 55-gallon drum of what appeared to be brown paint. No "flammable" labels were noted on the drum. The highest reading with a photoionization detector (PID) in the headspace of the drum was approximately 2,000 parts per million (ppm). Drum sample D-02 was collected from a 55-gallon drum which was labeled as a "flammable liquid". The PID reading in the headspace of the drum was approximately 500 ppm. The contents of the drum appeared to be green paint. Drum sample D-03 was collected from another 55-gallon drum which was labeled as a "flammable liquid". The PID reading in the headspace of the drum was approximately 500 ppm. Its contents appeared to be gray paint. All drum samples were analyzed for pH, flash point, volatile organic compounds (VOCs), SVOCs, and RCRA metals.

During the site investigation, START noted the presence of several capacitors on the floor in the south section of the building. The manufacturing date of these capacitors could not be determined. It is likely, given their condition, that the capacitors contain PCBs, which are regulated under the Toxic Substances Control Act (TSCA) and require special disposal.

Subsequent to the site investigation, samples were packaged and brought to the START warehouse. Following appropriate packaging and labeling, the samples were shipped via FedEx to Heritage Laboratories in Indianapolis, Indiana. A U.S. EPA Office of Solid Waste and Emergency Response (OSWER) Quality Assurance Level II data package was requested. All samples were analyzed under START Analytical TDD S05-9701-803.



Legend

- Building Wall
- Oil Catch Basin
- 55-Gallon Drum
- Double-Stacked 55-Gallon Drums

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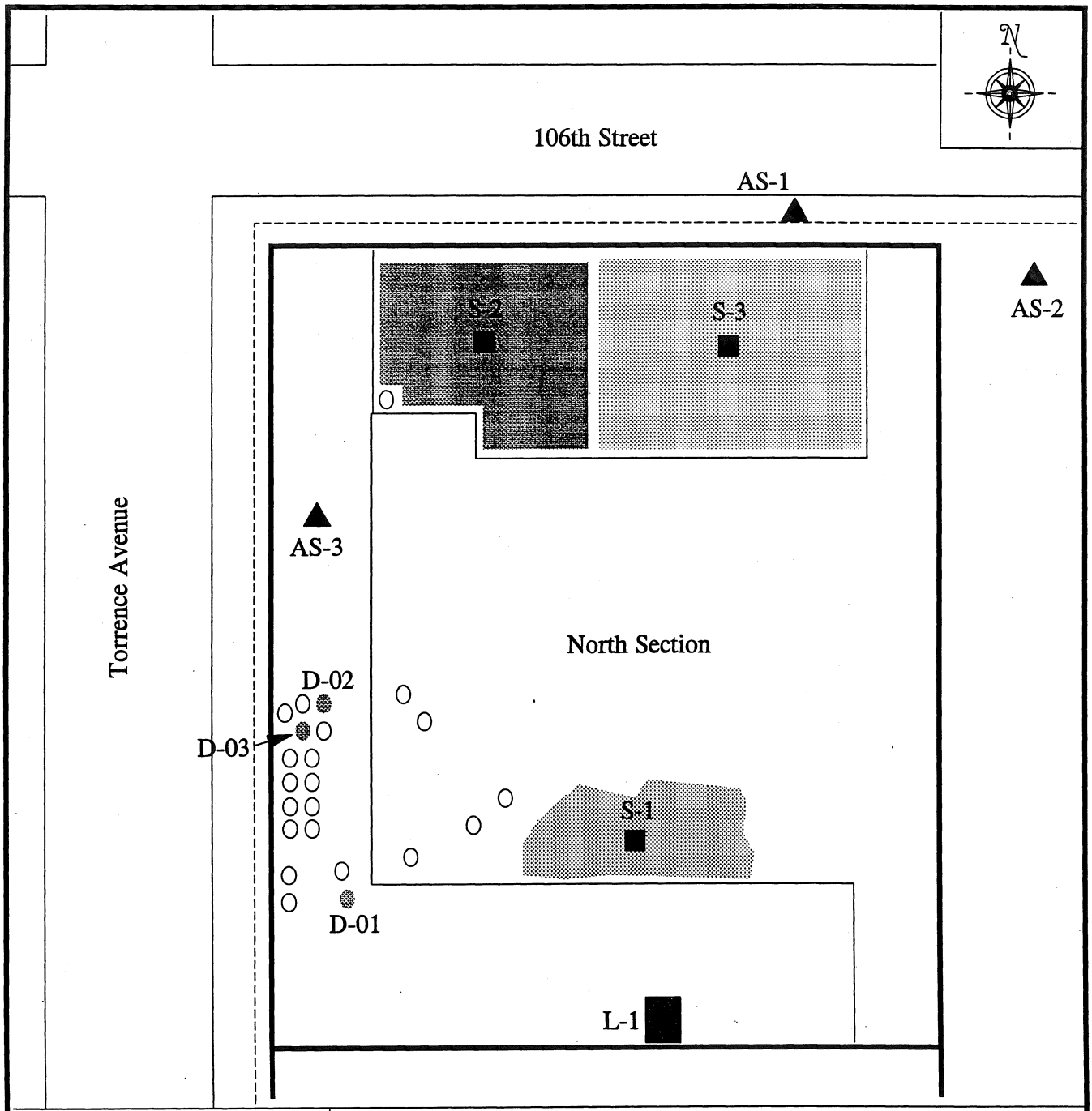
TITLE	Site Features Map	FIGURE #	3-1
SITE	Sun Machine Parts	SCALE	Not to scale
CITY	Chicago	STATE Illinois	TDD # S05-9701-003
SOURCE	Ecology & Environment, Inc.	DATE	1997
		REVISED	NA



Legend

- Composite Soil Sample
- Bulk Asbestos Sample
- Drum Sample
- Oil Sample

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TITLE	Sample Location Map	FIGURE #	3-2
SITE	Sun Machine Parts	SCALE	Not to scale
CITY	Chicago	STATE Illinois	TDD # S05-9701-003
SOURCE	Ecology & Environment, Inc.	DATE	1997
		REVISED	1997

4. Analytical Results

Analytical results are summarized in this section. START compared analytical results to applicable regulatory and guidance criteria, as well as industrial risk-based concentrations (RBCs) which are detailed in a Region III U.S. EPA table, dated October 1995. The RBCs represent neither regulation nor guidance, but they are useful in determining relative risk to human health and the environment.

All three samples collected for asbestos analysis were determined to contain friable asbestos. Sample AS-1 contained 40% friable chrysotile asbestos; sample AS-2 contained 35% friable amosite asbestos; and sample AS-3 contained 30% friable amosite asbestos.

All three drum samples were determined to demonstrate hazardous characteristics. Flash points ranged from 101° Fahrenheit to 111° Fahrenheit. RCRA states that any media with a flash point of less than 140° Fahrenheit shall be considered ignitable and classified as hazardous. Several VOCs and SVOCs were detected in the drum samples, notably ethyl benzene, toluene, and total xylenes. Several heavy metals, including chromium and lead, were also detected in all three drum samples. Analytical results seem to indicate that the drums on site contain various lead-based paints.

Analytical results for the three composite soil samples indicated the presence of several SVOCs, but at concentrations below industrial RBCs. RCRA metals were detected at concentrations typically found in naturally occurring soils, and also below industrial RBCs. Cyanide was not detected above industrial RBCs in any of the soil samples.

Analytical results for oil sample L-1 did not indicate the presence of any PCBs.

5. Discussion of Potential Threats

Conditions observed during the U.S. EPA investigation of the Sun Machine Parts site that constitute a threat to human health and/or the environment, and may be used to determine the appropriateness of a removal action, as outlined in Section 300.415 (b)(2) of the NCP, included:

- **Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances or contaminants.** Conditions at the Sun Machine Parts site present a potential for exposure of nearby populations to hazardous materials. According to RCRA, any media exhibiting a flash point of less than 140° Fahrenheit is considered ignitable and classified as hazardous. Drum samples D-01, D-02, and D-03 were all determined to have flash points below this criterion. Furthermore, ethyl benzene, toluene, lead, chromium, and total xylenes were detected in these drum samples at levels which present a potential threat to human health. There are approximately sixty 55-gallon drums at the site containing potentially hazardous ingredients.

  A large amount of friable asbestos is present at the site. There is approximately 1,800 linear feet of piping with insulation containing 30 to 35% friable, amosite asbestos. Further, there is approximately 130 cubic yards of roofing tile containing 40% friable, chrysotile asbestos. The roof in the north section of the building is severely damaged, and a significant amount of roofing tile is falling outside of the building on both sides of the site fence. Pedestrians walking on the sidewalk north of the site may be stepping on ACM, rendering it more friable and easily dispersed. Some piping material with asbestos-containing insulation was also observed outside of the site building, but inside of the site fence.

  Long-term exposure to ethylbenzene, toluene, and total xylenes may cause damage to the brain, kidney, liver, lungs, and blood tissue. Asbestos has been shown to be a carcinogen. Long-term exposure to asbestos may result in lung cancer or other chronic damage to the lungs. Lead is an accumulative poison, which over prolonged exposure can result in kidney damage, decreased fertility, birth defects, or damage to

the nervous system. Chromium is an irritant to the respiratory system, eyes, nose, and skin.

Two schools are located within 0.25 miles of the site, and site access is not completely restricted. There is evidence of transients inhabiting the building; therefore, a significant potential exists for nearby populations, particularly children, to come into contact with hazardous substances located on the site property.

- **Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release.** Analytical results from drum samples D-01, D-02, and D-03 reveal the presence of ignitable lead-based paint. The drums from which the samples were collected pose a threat of release as the lids on the drums do not securely prevent a release. START noted that several drums had cracked and released some contents on the building floor. Some drums were knocked over and partially spilled. Additionally, many of the unsampled containers may contain oils, ignitable liquids, or other hazardous materials. These unsampled containers are deteriorated and may pose a threat of release.

- **The availability of other appropriate federal or local response mechanisms to respond to the release.** The City of Chicago, specifically CDOE, referred this site to U.S. EPA due to the lack of the necessary resources to undertake investigative activities, to conduct a removal action (if necessary), or to respond to an emergency situation.

- **Weather conditions that may cause hazardous substances or pollutants or contaminants to migrate or be released.** The current condition of the drums and containers present at the site pose the threat of release and/or migration of contaminants. The containers are, at least, partially exposed to inclement weather. Normal seasonal precipitation levels and multiple freeze/thaw cycles could further deteriorate containers, thus compounding the potential for off-site migration of contaminants. Additionally, ACM is present outside of the building. During dry weather, wind could cause asbestos to become airborne and migrate further off site.

- **Threat of fire or explosion.** At least three drums of ignitable hazardous waste are located at the site. These drums present a threat of fire or explosion. Because access to the site is not restricted, trespassers may come into contact with ignitable materials.

6. Summary

It is recommended by START that actions be taken to mitigate the environmental and human health threats resulting from the presence of hazardous substances at the Sun Machine Parts site. Due to unrestricted site access, the presence of ignitable, hazardous liquids, and the presence of friable asbestos outside of the site building, there is a significant potential for nearby populations to be exposed to hazardous substances. Furthermore, not all containers potentially containing hazardous waste were sampled during the site investigation. The site should be secured and all hazards and sources of potential exposure should be removed.

7. Removal Alternatives/Cost Estimate

Based upon observations made during the U.S. EPA site assessment, and analytical results from samples collected at the Sun Machine Parts site, a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) removal action is warranted. This removal action should include securing the site and removing all physical hazards and sources of potential exposure to hazardous materials. The primary focus of the removal action will be to mitigate environmental and health threats resulting from the presence of RCRA hazardous waste and friable asbestos. The contents of drums and other containers, as well as roofing tile and piping insulation containing friable asbestos, should be segregated, staged, sampled, and categorized for disposal. This will involve additional investigative activities to adequately determine the nature and volume of any hazardous materials present at the site.

The cleanup cost estimate, calculated using the Removal Cost Management System (RCMS) Version 4.2 (Appendix C), includes cleanup contractor and subcontractor, U.S. EPA, and START costs; and totals approximately $339,000. These costs are based upon certain assumptions, described below.

- The site work will be completed in fifteen 10-hour days. It is assumed that the Emergency Response Cleanup Services (ERCS) contractor will hire a subcontractor to remove all friable asbestos from the site. ERCS will work simultaneously with its subcontractor to dispose of other hazardous substances at the site. A total of two 10-hour days will be necessary for mobilization and demobilization. Seventeen 10-hour days have been estimated for the U.S. EPA OSC and 31 eight-hour days have been budgeted for a START member. The time budgeted for START includes time for the preparation of a site-specific health and safety plan, as well as a final report upon completion of the removal.

- All cleanup contractor rates for personnel and equipment are those of the ERCS contractor.

- ERCS personnel will consist of one response manager, one foreman, one equipment operator, and two laborers. The START contractor will provide one environmental engineer. U.S. EPA will provide one OSC. It has been assumed that security services will be contracted for 17 days, 24 hours per day.

- Disposal costs include rough cost estimates for the disposal of drummed liquids, ACM, capacitors containing PCBs, and contaminated site soil. It has been assumed that sixty 55-gallon drums of RCRA hazardous waste and one 55-gallon drum of TSCA-regulated capacitors will be removed and disposed. A total of 1,800 linear feet of friable asbestos on pipes and 380 cubic yards of asbestos-containing roofing tile will be removed and disposed. It has been assumed that 300 cubic yards of site soil will be disposed of as a special waste.

I-5
9-21-98

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION REPORT

I. HEADING

Date: September 21, 1998

Subject: Sun Machine Parts, Chicago, Cook County, Illinois

From: Fred Bartman, OSC, U.S. EPA, Region 5, Chicago F.B.

To:

K. Mould, OSWER, Wash.,D.C.	(703-603-9107)
R. Karl, Branch Chief, ERB, Chicago	(312-353-9176)
D. Bruce, Section Chief, RS-II	(312-353-9176)
B. Messenger, Chief, U.S. EPA ESS	(312-353-9176)
D. Regal, Enforcement Specialist, U.S.EPA	(312-353-9176)
T. Lesser, U.S. EPA Off. Public Affairs	(312-353-1155)
A. Walts, U.S. EPA ORC	(312-886-0747)
Lt. Tansey, U.S. Coast Guard, Dist. 2	(703-235-4837)
U.S. Fish & Wildlife Service, Il	(309-793-5804)
M. Webber, IEPA, Springfield, Il	(217-782-3258)

FINAL POLREP # 5

II. BACKGROUND

Site No: A581
CERCLIS No: ILD001994722
NPL Status: Non-NPL
Start Date: December 5, 1997
Delivery Order No: 5001-05-694
Response Authority: CERCLA
State Notification: Yes
End Date: January 16, 1998
Status of Action Memorandum: Approved (Signed September 10, 1997)

III. SITE DESCRIPTION

A. Incident Category:

Sun Machine Parts (SMP) is an abandoned industrial property.

B. Site Location:

The SMP site is located at 10655 South Torrence Avenue, Chicago, Cook County, Illinois. The coordinates of the northwest corner of the site, as measured by START with a hand-held global positioning system (GPS) unit, are latitude 41°42'09" north, longitude 87°39'34" west. The property is bordered on the north by 106th Street, on the west by Torrence Avenue, and on the south and the east by industrial development. The site is located in an area of primarily industrial and commercial development. The Rock Island Slip of the Calumet River is approximately 0.2 miles southeast of the site. Lake Michigan is approximately 1.8 miles northeast of the site.

Document 04

1. Site description:

The SMP site consists of a large, abandoned, dilapidated building located on approximately 3.26 acres. The site is surrounded by a metal fence which is damaged in many locations. A gate is located east of the building, providing vehicular access from 106th Street. Access to the property is limited, but not restricted. Miscellaneous garbage and debris, including suspected asbestos-containing material (ACM), was scattered about the property outside of the building. In addition, there was evidence that transients occupied the building.

The building was rectangular, approximately 125 feet wide by 600 feet long. It was divided into three main sections, referred to as the north section, the middle section, and the south section. Most of the building's facilities have been demolished, but debris associated with former operations is scattered about the site. The building was constructed of a steel frame with corrugated non-friable fiberglass/suspected ACM paneling. The structural integrity of the building is questionable. A large portion of the roof in the north section of the building was missing. Overall, the building is severely deteriorated and has been vandalized and scavenged.

The terrain of the site is flat, and there is no evidence of a storm drainage system. The groundwater table is reportedly near the surface, but is not used as a source of potable water in the area.

Information about the history of the site has been obtained from various documentation provided by U.S. EPA. The date when the site was first developed is not known, but it has been estimated to be in the 1880s. Wisconsin Steel, which is adjacent to this property, reportedly operated Mill #3 at this location. The exact relationship between Wisconsin Steel and the site's previous owner is not fully documented. Wisconsin Steel continued its operations until 1980. The site was owned by South Chicago Savings Bank from the early 1980s until 1988. In 1988, the property was purchased by Sun Machine Parts, presumably the present owner.

Most of the former Wisconsin Steel's facilities have been demolished. In 1993, the Economic Development Administration, Liquidation Division (EDA) requested the Army Corps of Engineers, Missouri River Division (ACOE) to remove and dispose of various hazardous wastes at the Wisconsin Steel site through its Rapid Response Program (RRP). This action did not include Mill #3.

In 1996, the Chicago Department of Environment (CDOE) referred the site to U.S. EPA for a possible Superfund removal action.

2. Description of threat:

Conditions observed during the U.S. EPA investigation of the SMP site that constitute a threat to human health and/or the environment, and may be used to determine the appropriateness of a removal action, as outlined in Section 300.415 (b)(2) of the NCP, included:

- **Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances or contaminants.** Conditions at the SMP site present a potential for exposure of nearby populations to hazardous materials. According to RCRA, any media exhibiting a flash point of less than 140° Fahrenheit is considered ignitable and classified as hazardous. Drum samples D-01, D-02, and D-03 were all determined to have flash points below this criterion. Furthermore, ethyl benzene, toluene, lead, chromium, and total xylenes were detected in these drum samples at levels which present a potential threat to human health. There were approximately sixty 55-gallon drums at the site containing potentially hazardous ingredients.

  A large amount of friable asbestos was present at the site. There was approximately 1,800 linear feet of piping with insulation containing 30 to 35% friable, amosite asbestos. Further, there was approximately 130 cubic yards of roofing tile containing 40% friable, chrysotile asbestos. The roof in the north section of the building was severely damaged, and a significant amount of roofing tile had falling outside of the building on both sides of the site fence. Pedestrians walking on the sidewalk north of the site may be stepping on ACM, rendering it more friable and easily dispersed. Some piping material with asbestos-containing insulation was also observed outside of the site building, but inside of the site fence.

  Long-term exposure to ethylbenzene, toluene, and total xylenes may cause damage to the brain, kidney, liver, lungs, and blood tissue. Asbestos has been shown to be a carcinogen. Long-term exposure to asbestos may result in lung cancer or other chronic damage to the lungs. Lead is an accumulative poison, which over prolonged exposure can result in kidney damage, decreased fertility, birth defects, or damage to the nervous system. Chromium is an irritant to the respiratory system, eyes, nose, and skin.

Two schools are located within 0.25 miles of the site, and site access is not completely restricted. There was evidence of transients inhabiting the building; therefore, a significant potential exists for nearby populations, particularly children, to come into contact with hazardous substances located on the site property.

- **Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release.** Analytical results from drum samples D-01, D-02, and D-03 reveal the presence of ignitable lead-based paint. The drums from which the samples were collected pose a threat of release as the lids on the drums do not securely prevent a release. START noted that several drums had cracked and released some contents on the building floor. Some drums were knocked over and partially spilled. Additionally, many of the unsampled containers may contain oils, ignitable liquids, or other hazardous materials. These unsampled containers are deteriorated and may pose a threat of release.

- **The availability of other appropriate federal or local response mechanisms to respond to the release.** The City of Chicago, specifically CDOE, referred this site to U.S. EPA due to the lack of the necessary resources to undertake investigative activities, to conduct a removal action (if necessary), or to respond to an emergency situation.

- **Weather conditions that may cause hazardous substances or pollutants or contaminants to migrate or be released.** The current condition of the drums and containers present at the site pose the threat of release and/or migration of contaminants. The containers are, at least, partially exposed to inclement weather. Normal seasonal precipitation levels and multiple freeze/thaw cycles could further deteriorate containers, thus compounding the potential for off-site migration of contaminants. Additionally, ACM is present outside of the building. During dry weather, wind could cause asbestos to become airborne and migrate further off site.

- **Threat of fire or explosion.** At least three drums of ignitable hazardous waste were located at the site. These drums present a threat of fire or explosion. Because access to the site is not restricted, trespassers may come into contact with ignitable materials.

IV. RESPONSE INFORMATION

A. Situation

1. Current situation:

The action memo was signed on September 10, 1997. On November 7, 1997, a delivery order was prepared for the Emergency Response Cleanup Services (ERCS) contractor.

2. Removal activities to date:

- On May 8, 1998, OSC and START conducted a reconnaissance of the site. A demolition company hired by the City of Chicago was in the process of tearing down the SMP building.

- On May 19, 1998, START conducted a reconnaissance of the site. No workers were present, but some equipment was present on-site. The north wall of the building was standing. Across the site were piles of demolition debris. The southeast half of the east fence had been removed. Portions of south end of the building remained to be demolished. The west half of the concrete pad of the former sulfuric acid tank area (FSATA) was intact and in good condition and appeared not to be effected by sulfuric acid. The City of Chicago Department of the Environment had posted signs to warn people about non-friable corrugated panels asbestos containing material on-site and hazardous materials may be present on-site.

- On June 8, 1998, START conducted a reconnaissance of the site. Site conditions had not changed since May 19, 1998, other than the equipment was gone.

- On September 16, 1998, START conducted a reconnaissance of the site. Site conditions had not changed since June 8, 1998.

- OSC Bartman maintained open communication with the City of Chicago, Chicago Department of Environment, Chicago Fire Department, Alderman, and county officials, as well as with officials from IEPA during the removal activities. A cooperative atmosphere was maintained by the OSC between all neighboring residents and city, county, and state officials throughout the duration of the removal action. A formal community relations plan was not prepared for the Sun Machine Parts site.

No actions were taken by potential responsible parties, contractor, private groups, and volunteers. Officials from the City of Chicago were on site to view the progress of the removal action. Local authorities were very cooperative in all aspects related to the successful completion of this project. U.S. EPA provide all monetary resources for the removal action at the SMP site. Under the direct guidance of the OSC, the removal activities effectively mitigated the majority of the existing environmental and public threats posed by conditions at the site.

Enforcement:

Information concerning the enforcement strategy for this site is in the Enforcement Confidential Addendum of the Action Memorandum dated September 10, 1997.

B. Planned Removal Actions

None.

C. Next Steps

In December 1997, the City of Chicago acquired the property. The City of Chicago has plans to complete the demolition of the building, pending the removal of non-friable asbestos containing materials from the remaining parts of the building as part of a Brownfield Initiative.

D. Key Issues

None.

E. Results Achieved

The Removal Action activities reduced or eliminated threats to human health and the environment. The following removal activities were performed: hired firm for site security; sampled, hazard categorized, and composited waste containers; bulked and transported friable asbestos-containing material for off-site disposal; bulked and disposed of hazardous waste liquids off site; bulked and disposed of flammable solids off site; bulked and disposed of PCB wastes off site; bulked and disposed

of non-hazardous non-regulated wastes off site; and bulked and disposed of non-hazardous non-regulated oils off site. The east side of the FSATA that contained corrosive solids was excavated and shipped off site for disposal. The excavated areas of the east side of the FSATA was covered with a layer of gravel and graded. The west side of the FSATA was excavated to concrete. The concrete was neutralized and pressure washed. The concrete was in good condition and appeared to be not affected by acid.

The removal of the hazardous material from the SMP site by the U.S. EPA effectively mitigated most of the threats to human health and the environment. As of September 16, 1998, the following hazardous substances and conditions still remain present at the SMP site: transite panels (non-friable asbestos containing material) on the sides of the building; and possible corrosive solids in the FSATA located under the concrete pads.

V. COSTS

Extramural Costs:

Total Cleanup Contractor (ERCS) Costs	$245,002
START	$13,544
TOTAL, EXTRAMURAL COSTS	$258,546
TOTAL SITE COST	$258,546
Project Ceiling	$265,500
Project Funds Remaining (percentage)	**3%**

The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor. Other financial data, which the OSC must rely upon, may not be entirely up to date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

VI. DISPOSITION OF WASTES

DISPOSITION OF WASTES SUN MACHINE PARTS CHICAGO, ILLINOIS					
Wastestream	Medium	Quantity	Containment	Treatment	Disposal
Asbestos	Solid	90 cy	Rolloff	Landfill	Liberty Landfill, Monticello, Indiana
Flammable solids	Solid	3,500 lb	Drums	Fuels blending	Waste Research & Reclamation Co. Inc., Eau Clair, WI
Hazardous waste liquids	Liquid	1,375 gal	Drums	Fuels blending	Waste Research & Reclamation Co. Inc., Eau Clair, WI
PCB waste	Solid	1 cy	Drums	Incineration	S.D. Myers, Talmadge, OH
Non-hazardous non-regulated waste	Solid	110 gal	Rolloff	Incineration	Waste Research & Reclamation Co. Inc., Eau Clair, WI
Non-hazardous non-regulated waste oil	Liquid	825 gal	Drums	Incineration	Waste Research & Reclamation Co. Inc., Eau Clair, WI
Corrosive solids	Solids	458 cy	Rolloff	Treatment	City Environment, Inc., Detroit, MI

Key:

cy = Cubic yards.
lbs = Pounds.
gal = Gallons.

3.0 SITE DESCRIPTION

3.1 Location of Subject Parcel

The property located at 2201-2300 South Grove Street, Chicago, Illinois, is a partially developed industrial site covering an area of approximately 4.5 acres. The site is situated along the eastern bank of the South Branch of the Chicago River, approximately four miles to the southwest of the Chicago Loop. The legal description provided to EPI for the subject parcel has been included in the appendices of this report.

3.2 Site and Vicinity Characteristics

The site surveyed is located in an established industrialized area, portions of which are being increasingly developed for residential usage. The site is generally bordered by the South Branch of the Chicago River to the west, commercial facilities along the north and south, and an elevated railroad track embankment along the east.

3.3 Description of Structures, Roads, Other Improvements

3.3.1 Description of Main Structures

The subject parcel is currently developed with two non-occupied, dilapidated commercial buildings that have suffered extensive fire and water damage. The interiors of both buildings have been vandalized for the salvage value of the metal piping and electrical wiring. At the time of survey, the basements of both buildings were partially flooded and some sections of the basements were not accessible. For clarity, the two existing structures are hereafter referred to as Building #1 and Building #2 (see attached site diagram in appendices).

3.3.1.1 BUILDING #1

Building #1 is a six story triangular structure with a full basement. Not including the basement, the building has approximately 322,000 square feet of floor space. The building is located to the south of Cermak Road, between Grove Street and the Illinois Central and Gulf Railroad track.

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3.3.1.2 BUILDING #2

Building #2 is a seven story, H-shaped structure located along the east bank of the South branch of the Chicago River. Not including the basement, the building has approximately 394,000 square feet of total floor space. The upper levels along the southern wing of the building are partially collapsed.

3.3.2 Description of Other Structures

A small utility building (pump house) is located at the southeast end of the parking lot situated just south of Building #2. This structure is completely vacant and sits on a concrete slab with no basement. There were no other site improvements noted.

3.4 Information Reported by User

No additional information, which would be relevant to the contents of this report, has been supplied by the user at this time.

3.5 Current Uses of the Property

The subject parcel was not occupied at the time of this survey. The two existing buildings have suffered extensive structural damage as a result of fire and vandalism. Based on our visual observations, the buildings appear to have been vacant for approximately 15 to 20 years.

3.6 Past Uses of the Property

A limited historical investigation of the subject parcel and immediate vicinity was performed following the Standard Practice for Environmental Site Assessments E 1527-93 of the American Society for Testing and Materials (ASTM), in order to identify previous operations which may effect environmental conditions on this property.

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For historical information, EPI reviewed property title records, building permit records, aerial photographs, and Sanborn Fire Insurance Maps (see Section 4). The following is a brief summary of our findings based on those records:

The existing buildings (Building #1 and Building #2) were constructed in stages from 1925 to 1927 by the Cuneo Press company, a large scale printing facility that occupied the subject property for approximately 50 years. Hazardous substances associated with commercial printing operations are summarized in the Historical Hazardous Substance Database provided by the Illinois State Museum (see appendices).

The portion of the property adjacent to the Chicago River, where Building #2 is presently located, was part of and occupied by the W.M. Hoy Co, a wholesale grocery facility from 1870 to 1921. Facility operations included coffee roasting, spice grinding and produce warehousing.

The southern portion of the subject property, the area located just south of Building #2, was used by the Western Stone Company for stone cutting operations from 1889 until 1923. Subsequently, it was used for parking by the Cuneo Press company until 1956 when a metal print shop addition was built onto Building #2. The metal shop building was demolished in 1989. The lot is currently vacant and covered with miscellaneous debris and crushed stone.

The triangular portion of the property located south of Cermak Avenue and west of Grove Street was developed with residential structures until 1925 when the property was acquired by Cuneo Press and construction began on Building #2.

3.7 Current use of Adjoining Property

The following is a brief summary of the immediate vicinity based upon visual observations made at the time of survey:

NORTH

The subject parcel is bordered along its Northwest side by Cermak Road and along its Northeast side by an office warehouse building occupied by Premium Plastics, Inc. Premium Plastics, Inc. uses the building for the bulk storage of

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plastics. A parking lot and Lawrence's Fishery is located across Cermak Road further to the north.

SOUTH

The subject property is bordered along its southern side by an industrial warehouse building occupied by the Sloan Metal Company. Sloan Metal operates a photographic material and precious metal (silver) recycling facility.

EAST

The subject parcel is bordered along its east side by a railroad track embankment utilized by the Illinois Central and Gulf Railroad and by the Chicago Transit Authority Midway Line. Recently constructed single family residences and a Connie's Pizza restaurant are located further to the east along South Archer Avenue, which runs along the opposite side of the railroad track embankment.

WEST

The South branch of the Chicago River borders the site on the west. Ozinga Redi Mix, a construction materials facility, and Action Marine, a boat storage facility are located across the river to the west of the property.

3.8 Past use of Adjoining Property

The following observations were made from historical sources (see Section 4.3 Historical Use Information) including aerial photographs and fire insurance maps:

Cermak Road borders the subject parcel along the northern side, the area north of Cermak Road was primarily industrial in usage and the location of the ACME Metal Refining facility. The ACME Metal Refining facility is located 1/4 mile northeast of the subject property. This facility has been identified by the U.S. Environmental Protection Agency Superfund program as a serious hazard to the environment and has been targeted by the federal government for remediation. Metal refining plants are a serious environmental concern because of the hazardous materials used in the metal refining process.

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The neighboring property to the south (Sloan Metal) was part of the Cuneo Press complex until it was partitioned in 1977 to become the adjoining lot along the south boundary of the subject property. Prior to 1977, the subject property was bordered along its southern side by a church building and several undeveloped lots from 1911 until the 1960s when the Dan Ryan Expressway was built.

The subject property has been bordered along its east boundary by a railroad track embankment since the late 1800s. The rail road track embankment poses an environmental concern to the subject property because of its use in the transport of hazardous material by rail cars. Years of heavy industrial use may have resulted in the build up of spilled hazardous material residues in the soils beneath the rail road track area; residues that may have, over time, leached into and contaminated the soils beneath the subject property.

Facilities further east and across the railroad track embankment were primarily industrial in usage and included the former Peoples Gas Light and Coke (PGL&C) plant located approximately 200 feet southeast of the subject property. The former PGL&C plant has been identified by the U.S. Environmental Protection Agency Superfund program as a serious hazard to the environment and targeted by the federal government for remediation. Coal gassification plants are a serious environmental concern because coal tar and other by-products of the gassification process were routinely dumped into open pits on their property. Information provided by test borings already performed on the former PGL&C plant site identified hazardous compounds in the soil many thousands of times above the IEPA clean-up objectives.

The appendices section of this report includes a list provided by the Illinois State Museum's Historical Hazardous Substance Database of the hazardous substances associated with coal gassification and metal (steel) refining.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

This Phase I Environmental Site Assessment has included a search of public records and databases provided by State and Federal regulatory agencies in order to

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AREA AND MARKET ANALYSIS

The subject property is located about 2-1/2 miles southwest of Chicago's central business district in the community commonly known as Armour Square. This is one of Chicago's older neighborhoods, having been almost completely built by 1910. For the most part, residences in the area consist of older two and three story buildings with some scattered larger multi-family development.

A relatively large portion of the area is devoted to industrial use. With few exceptions, most of the existing structures are quite old, having been built in the early part of the century. The industrial areas, which include both light and heavy manufacturing, are primarily located along the extensive railroad rights-of-way that exist in this area. Older commercial properties are scattered along the major thoroughfares, although they are generally concentrated to the east in Chinatown and to the west of Halsted Street (800 West) along Cermak Road.

Chinatown lies to the east of the subject location. Due to barriers created by expressways and rail lines, this community has been rather cramped for a number of years. Current efforts are being made to expand the commercial and residential development of this community onto a vacant thirty acre parcel lying on the north side of Cermak Road from Wentworth Avenue west to the ICG rail line. However, due to the barrier created by the ICG rail embankment, the possible success of this development proposal is unlikely to have a significant near term impact on the subject property, except perhaps for enhancing the commercial development potential of the North Parcel. Similarly, the rail embankment lying along the southerly boundary of the property effectively shields it from the commercial development that is scattered along Archer Avenue.

Access to the metropolitan expressway system is relatively favorable, with major routes situated a few blocks to the east, south, and west. Cermak Road is a major east-west thoroughfare, although most of its traffic is carried to the east or the west of the subject location. Archer Avenue provides northeast/southwest transportation, and Canal Street (500 West) carries north-south traffic. CTA buses also run along these streets. However, in relation to alternative industrial locations, the subject property has no unusal advantage. Furthermore, while accessible, the labor force in the immediate area is more sparse than that available to many other alternative industrial locations.

While the Chicago area's central location and economic diversification provide a satisfactory long term economic outlook, inner-city industrial facilities have been at a competitive disadvantage in relation to more modern suburban industrial parks. There has been little demand for large, obsolete industrial properties of the subject type. While a few such facilities have been successfully recycled by developers, these have generally involved more adaptable buildings and/or superior locations. As a result of the thin market for such properties, value levels have been relatively stagnant during the past several years. Prolonged market exposure, often over a period of several years, is frequently required to find a buyer for a property of this type.

Overall, the subject area is not in prime demand as an industrial location Current market conditions for properties of this type are poor and,except for the North Parcel, the prospects for redevelopment of the property are rather remote.

SITE DESCRIPTION AND ANALYSIS

Location:

The East Parcel is located on the southeast corner of Cermak Road and Grove Street; the West Parcel is located on the west side of Grove Street about 390 feet south of Cermak Road; and the North Parcel is located on the northwest corner of Grove Street and Cermak Road, all lying in the City of Chicago, Illinois.

Size and Shape:

The East Parcel is a narrow, essentially triangular site containing about 59,330 square feet (1.36 acres). It has 89.65 feet of frontage on the south side of Cermak Road and 908.77 feet of frontage on the east side of Grove Street.

The West Parcel is slightly irregular in shape and contains about 188,575 square feet (4.33 acres). It has 580.61 feet of frontage on the west side of Grove Street. The site extends westerly to the South Branch of the Chicago River and southerly to the ICG railroad right-of-way.

The North Parcel is trapezoidal in shape and contains approximately 64,816 square feet (1.49 acres) according to county tax records. It has 230 feet of frontage on Cermak Road and 283.5 feet of frontage on the west side of Grove Street. The parcel extends northwesterly to the South Branch of the Chicago River.

Topography & Drainage:

The East and West Parcels are essentially flat and at road grade. They lie below the grade of the ICG railroad embankment. The North Parcel slopes gently downward from southeast to northwest toward the river. There were no apparent drainage problems at the time of our inspection.

Soil & Subsoil:

No soil reports were reviewed in connection with this analysis. Judging from the age of the improvements, it appears doubtful that any adverse subsoil conditions exist.

SITE DESCRIPTION AND ANALYSIS

Utilities:	Water, sewer, gas, electricity, telephone and other normal utilities are available to the property.
Site Improvements:	The East Parcel is almost fully improved by the building structure. A concrete loading dock and rail spur are located at the southerly end of the building. The West Parcel has a concrete and a frame loading platform, as well as a rail spur. The North Parcel is essentially a gravel paved parking lot with a dilapidated brick wall at its southeast corner.
Comments:	The East Parcel is a relatively narrow and deep triangle. It has limited frontage on the south side of Cermak Road and the west side of Canal Street. Its easterly border is formed by the ICG railroad embankment. Due to its size and configuration, the development utility of this parcel is rather poor. The West Parcel is almost rectangular in shape with adequate depth for development. It has relatively poor access from Grove Street. Two vehicular subways connect the southerly end of the property with Archer Avenue, however, the overhead clearance of these subways is only 10' 10". The parcel has adequate utility for industrial development. The North Parcel is relatively small and has adequate street frontage for its size. Its configuration and street frontage would be suitable for either commercial or industrial development.

DESCRIPTION OF IMPROVEMENTS

The subject property is a multi-building industrial complex consisting of four primary interconnecting structures. The complex contains a total building area of about 706,800 square feet above grade along with approximately 104,000 square feet of basement space. A summary description and analysis of the physical characteristics of the buildings is set forth below.

East Building

The East Building consists of two connected six-story brick and reinforced concrete structures containing a total of about 310,600 square feet of above-grade space and 51,800 square feet of basement area. Concrete floor loads range from about 100 to 250 pounds, with most being 100 to 150 pounds. Exterior walls are brick with industrial pane windows in metal sash. The building has a flat composition roof. Bay spacing is about 20' x 22'. Ceiling clearance is about 16' on the first floor, but only 10' to 12' on upper floors. A concrete loading platform is located at the southerly end of the building, with truck loading on the west side and a rail spur along the east side. An additional concrete loading platform is located in the Grove Street right-of-way along a part of the west side of the building. Limited interior finish is of no particular value.

There are four freight elevators in this building, of which two appear to be operable. The building is unheated. Electrical service for lighting is distributed throughout the building, although the condition of service in unoccupied parts of the structure is questionable. The improvements are piped for sprinklering.

About two thirds of the building is occupied by a tenant. The age of the improvements is estimated at about 70 years, and the building's condition is relatively poor. The multi-story construction, exterior docking platforms, limited freight elevators, lack of heat, low ceiling clearance, and limited floor loads all contribute to the obsolescence of this property. The improvements are situated on a site containing 59,330 square feet, indicating a floor area ratio of 5.24 to 1. The low land to building ratio further restricts the utility of this property.

West Building

The West Building consists of an H-shaped seven-story brick and reinforced concrete structure along with minor one-story brick additions between its northerly and southerly wings. Altogether the building contains about 353,200 square feet of above grade space and 49,800 square feet of basement area. Concrete floor loads range from 100 to 250 pounds, with most being 100 to 150 pounds. Exterior walls are brick with industrial pane windows in metal sash. The building has a flat composition roof. Bay spacing is about 18' x 20'. Ceiling clearance on the first floor ranges from about 12' to about 18', with upper floors having only about 12' clearance.

West Building (Cont.)

An exterior truck loading area is located in the central portion of the building and a concrete platform is located at the southeasterly portion of the building along Grove Street. A rail spur also extends along the westerly side of the concrete platform. Although a portion of the space was previously finished for office usage on various floors, this interior finish is in dilapidated condition and of no particular value.

Four freight elevators are centrally located between the building wings, although none appear to be operable. Two older low pressure boilers are located in the basement, although both are submerged in water and are undoubtedly inoperable. It appears that much of the interior electrical service has been stripped, and new electrical would almost certainly be required for utilization of the building. The improvements are piped for sprinklering.

This building is presently unoccupied. The age of the improvements is estimated at about 70 years, and the building's condition is very poor. The multi-story construction, limited loading, limited freight elevators, low ceiling clearance, and limited floor loads, all contribute to the obsolescence of the facility. All of these improvements are situated on Parcel 6 identified on the survey, which contains 60,017 square feet. This indicates a floor area ratio of 5.88 including only above grade space. The condition, obsolescence, and limited land greatly restrict the overall utility of this building.

Building A

Building A consists of a one-story brick and frame industrial building containing about 17,900 square feet plus a partial basement with about 2,400 square feet. Exterior walls include brick, concrete block, and industrial pane windows in metal sash. The arched roof is composition over wood framing. A small central area is finished with mezzanine storage space with steel framing. A single bed-level exterior dock is located at the northeast corner of this building. The basement is partially finished with an office in average condition overlooking the river, and two plant washrooms.

The building is heated by ceiling suspended gas space heaters. Adequate incoming electrical service is distributed throughout, with ceiling suspended fluorescent lighting in the plant area. The building is piped for sprinklering.

Passageways connect to the West Building at both the southeasterly and southwesterly corners. Its age is estimated at about 40 years, and it is in average condition. Ceiling clearance ranges from about 10 to 15'. Situated on a parcel containing 20,150 square feet, the land to building ratio for this structure is 1.13 to 1. Although its appeal is limited by inferior docking, low ceiling clearance, and a limited amount of land, this building has adequate utility as an independent industrial property.

DESCRIPTION OF IMPROVEMENTS

Building B

Building B consists of a high one-story brick and steel industrial structure containing about 19,600 square feet, plus an additional 5,500 square feet situated in enclosed docking areas and passageways connecting to the West Building. The total building area included with this property is therefore about 25,100 square feet. The exterior walls are brick with some windows set in metal sash. The building has a flat composition roof over steel framing. The building is primarily open with only one row of steel support columns along the east central portion of the interior of the improvements. The ceiling clearance is about 26'. A truck dock area is located at the northeast corner and the southeast corner of the structure. The loading platforms at the northeast corner of the building also connect to the wood platform along the rail spur.

The building is heated by ceiling suspended gas heaters. The building is equipped with fluorescent lights, although the condition of the electrical service is questionable. The age of the improvements is estimated at about 35 years, and the building is in fair condition for its age. The primary structure is adaptable to a variety of industrial uses. Although the land on which the improvements themselves are situated is limited, the availability of the vacant land to the south improves its overall appeal and marketability.

Summary of Approximate Square Foot Areas

	Above Grade	Basement
East Building	310,600	51,800
West Building	353,200	49,800
Building A	17,900	2,400
Building B	25,100	-0-
Totals	706,800	104,000

Illinois Environmental Protection Agency
Division of Land Pollution Control

RCRA INSPECTION REPORT

USEPA #: IL D096798210	IEPA #: 0316505004		
Facility Name: United Air Cleaner Co.		Phone #: 312/734-5000	
Street Address: 9705 S. Cottage Grove		County: Cook	
City: Chicago	State: IL	Zip: 60628	
Region: Maywood	Inspection Date: 6/9/95	From: 11:00	To: 11:45
Weather: Overcast, 65°			

TYPE OF FACILITY

Notified As: G	Regulated As: G, S
LDF? N (Yes or No) HPV? Y	90-Day F/U Required?: YES X NO ____

TYPE OF INSPECTION

CEI: ____ Sampling: ____ Citizen Complaint: ____ Closed: ____ Other: ____

CME/O&M: ____ Record Review: ____ Follow-Up to Inspection of: 4/18/95 Withdrawal: ____

NON-REGULATED STATUS *N/A*

SQG: ____ Claimed Nonhandler: ____ Other (Specify in Narrative): ____

PART A *N/A*

Notification Date: 12/1/86, from (initial) or (subsequent) Notification.

Initial Part A Date: ___/___/___ Amended: ___/___/___

Part A Withdrawal requested: ___/___/___ Approved by (US)(IL) EPA: ___/___/___

PART B PERMIT APPLICATION *N/A*

Part B Permit Submitted: Y or N ___/___/___ Final Permit Issued: ___/___/___

ENFORCEMENT

Has the firm been referred to – USEPA: Y or (N) ___/___/___

Illinois Attorney General: Y or (N) ___/___/___ County State's Attorney: Y or (N) ___/___/___

ORDERS ISSUED *N/A*

CACO: ___/___/___ CAFO: ___/___/___ Consent Decree: ___/___/___

Federal Court Order: ___/___/___ State Court Order: ___/___/___ IPCB Order: ___/___/___

TSD FACILITY ACTIVITY SUMMARY

Activity by Process Code	On Part A?	Activity Conducted Prior to 1980?	Was Activity Ever Done?	Closed	Being done at Time of Insp.?	Exempt per 35 IAC, Sec.	On Annual Repo 19	19	19
S01	N	N	Y	N	✓	N/A	N/A	→	

United Air Cleaner
0316505004 - Cook
ILD096798210
June 9, 1995

NARRATIVE

On June 9, 1995, Richard Reich of the Illinois EPA performed a RCRA Follow-up inspection at United Air Cleaner (UAC) Company at 9705 S. Cottage Grove in Chicago. The purpose of the inspection was to assess the status of the outstanding violation (728.150(c)) which the facility agreed to correct by May 13, 1995 at their Pre-Enforcement Conference dated January 11, 1995, in a signed statement dated January 18, 1995, and which was verified by Yasar Samarah, President of UAC during the previous inspection on April 18, 1995.

The facility has changed ownership since the last inspection. The new owner as of May 6, 1995, William Janney told the inspector in a previous phone conversation that he was not informed of the severity of the environmental violations at the facility during the facility purchase. According to Mr. Janney, the property is still owned by American Filtrona Corp. of Richmond, Virginia, a former facility owner. The forwarding address for the former owner, Yasar Samarah was unavailable.

During the inspection, Mr. Reich met with the Plant Manager, John La Magdeleine. Once again, the facility has failed to meet the agreed deadline for resolving violations. None of the hazardous waste which has now been in storage on-site for well over a year since Mr. Reich's first inspection had been shipped off-site for treatment or disposal. The inspector observed that the facility has still not complied with even the simplest requirements such as keeping containers of hazardous waste closed, and labelling requirements. Mr. La Magdeleine agreed to begin to address the violations. In return, Mr. Reich agreed to provide informational assistance to the company in resolving the violations. A meeting had been set up between the IEPA and the new owners on May 31 to discuss compliance issues; however, this was postponed by the facility. A new date has not been set for the meeting.

Apparent Violations Outstanding

703.121(a)	The facility is conducting a hazardous waste storage operation without a permit.
722.111	The facility has not performed a hazardous waste determination on all of its wastes.
722.134(a)	The facility has not complied with Part 725 Subparts C, D and I, or Section 725.116.

United Air Cleaner
0316505004 - Cook
ILD096798210
June 9, 1995

725.115(a)	The facility is not inspected for problems which may lead to a release of hazardous waste.
725.115(b)	No written inspection schedule has been developed for the facility.
725.173	The facility is not maintaining a written operating record.
725.212(a)	The facility has no closure plan.
725.242(a)	The facility has not prepared a written estimate of closure costs.
728.107(a)	The facility has not determined whether its waste is restricted from land disposal.
728.150(c)	The facility has stored waste on-site for greater than one year.

FOLLOW-UP INSPECTION

DATE: 6/9/95

TO: Deanne Virgin — HWRC, TECHNICAL COMPLIANCE UNIT

FROM: Richard Reich, — Maywood Region

SUBJECT: United Air Cleaner (Facility Name) — Cook (County)

ILD 096 798 210 (USEPA ID Number) — 031 650 500 4 (State ID Number)

2/16/94 (Date of Initial Inspection)

On 6/9/95 a follow-up inspection was completed, resolving the following violations:

SECTION	SECTION	SECTION

Check Box If Applicable:

/X/ Outstanding violations remaining; see summary of apparent violations/narrative.

/ / Send PECL for outstanding violations.

/ / New violations cited.

Comments: No violations were resolved by this inspection.

JPR:lab/2705k, 73

Illinois Environmental Protection Agency
Division of Land Pollution Control

RCRA INSPECTION REPORT

USEPA #: IL D096798210 IEPA #: 031650 5004

Facility Name: United Air Cleaner Co. Phone #: 773/734-5000

Street Address: 9705 S. Cottage Grove County: Cook

City: Chicago State: IL Zip: 60628

Region: Maywood Inspection Date: 3/25/97 From: 10:00a To: 10:45a

Weather: 40°, overcast

TYPE OF FACILITY

Notified As: G Regulated As: G, S

LDF? N HPV? Y 90-Day F/U Required?: YES X NO ____

TYPE OF INSPECTION

CEI: ____ Sampling: ____ Citizen Complaint: ____ Closed: ____ Other: ____

CME/O&M: ____ Record Review: ____ Follow-Up to Inspection of: 6/9/95 Withdrawal: ____

NON-REGULATED STATUS

SQG: ____ Claimed Nonhandler: ____ Other (Specify in Narrative): ____

PART A N/A

Notification Date: 12/1/86, from (initial) or (subsequent) Notification.

Initial Part A Date: ___/___/___ Amended: ___/___/___

Part A Withdrawal requested: ___/___/___ Approved by (US)(IL) EPA: ___/___/___

PART B PERMIT APPLICATION N/A

Part B Permit Submitted: Y or N ___/___/___ Final Permit Issued: ___/___/___

ENFORCEMENT

Has the firm been referred to – USEPA: Y or (N) ___/___/___

Illinois Attorney General: (Y) or N 5/5/95 County State's Attorney: Y or (N) ___/___/___

ORDERS ISSUED

CACO: ___/___/___ CAFO: ___/___/___ Consent Decree: ___/___/___

Federal Court Order: ___/___/___ State Court Order: ___/___/___ IPCB Order: ___/___/___

TSD FACILITY ACTIVITY SUMMARY

Activity by Process Code	On Part A?	Activity Conducted Prior to 1980?	Was Activity Ever Done?	Closed	Being done at Time of Insp.?	Exempt per 35 IAC, Sec.	On Annual Report 19	19	19
501	N	N	Y	N	Y	N/A →			

OWNER	OPERATOR (Moving to)
Name United Air Cleaner Co.	Name TDC - UAC, Inc.
Address 9705 S. Cottage Grove	Address 1331 S. 55th Ct.
City Chicago	City Cicero
State IL Zip 60628	State IL Zip 60804
Phone # 773/734-5000	Phone # 708/222-5660

PERSON(S) INTERVIEWED	TITLE	PHONE #
Robert Ligocki	V. P. of Operations	708/222-5660
		773/734-5000

INSPECTION PARTICIPANT(S)	AGENCY/TITLE	PHONE #
Richard Reich	IEPA / EPS	708/338-7900

PREPARED BY	AGENCY/TITLE	PHONE #
Richard Reich	IEPA / EPS	708/338-7900

SUMMARY OF APPARENT VIOLATIONS

Area	Class	Section
DOR	1	703.121(a)
GPT	1	722.134(d)
GPT	1	722.134(d)(5)
DGS	2	725.112(b)
DGS	1	725.113(a)
DGS	1	725.113(b)
DGS	1	725.114(c)
DGS	2	725.115(a)
DGS	2	725.115(b)
DGS	1	725.116(a)
DGS	2	725.116(d)
DPP	1	725.131
DPP	2	725.137(a)

Area	Class	Section
DGP	1	725.151(a)
DCP	2	725.155
DMR	2	725.173(a)
DMR	2	725.175
DCL	1	725.212(a)
DFR	1	725.242(a)
DMC	1	725.271
DMC	1	725.273(a)
DMC	1	725.273(b)
DMC	2	725.274
DPP	1	725.135
DLB	1	728.150(c)

Area	Class	Section

United Air Cleaner (UAC-TDC)
0316505004 - Cook County
ILD096798210
March 25, 1997

NARRATIVE
Prepared by Richard Reich

On March 25, 1997, Richard Reich of the Illinois EPA conducted a follow-up inspection at United Air Cleaner at the request of DLC. Apparently, United Air Cleaner went into bankruptcy and the assets of the company were bought out by TDC Filter Manufacturing. The new combined company is now called TDC-UAC, Inc. TDC-UAC bought the former United Air Cleaner in December 1995, and they have been operating the facility ever since. Approximately 200 drums of hazardous waste remain on-site from the former United Air Cleaner owners.

According to TDC-UAC, the waste does not belong to them because they bought only the assets of the former United Air Cleaner. However, they did move the waste into the building from outside where it had been left by the former owners. Since moving the waste inside, TDC-UAC has left the waste alone. At the time of the purchase of United Air Cleaner, there were some negotiations with the AG (Ellen O' Laughlin - Civil) for TDC-UAC to remove the waste from the site. According to TDC-UAC representatives, Jack Bailey of the AG's criminal investigation told them to leave the waste on-site following a June 1996 sampling event. This situation was not confirmed with Mr. Bailey. TDC-UAC plans on moving these operations to combine them with their plant in Cicero and leaving this location within two months time.

Meanwhile, one of the former owners of United Air Cleaner Co., Yasar Samarah, who remains responsible for past violations and was the owner of the company when most of the stored waste was generated is now the owner of the New Demert & Dougherty, and is working at the below location:

Yasar Samarah
DeMert & Dougherty, Inc.
1300 North Street
Coal City, IL 60416-1299
(815)634-2303

Apparent Violations

The following apparent violations are cited against TDC-UAC for being the operator of a hazardous waste storage facility, and the owners of the former United Air Cleaner Co. (Yasar Samara) as the previous owners of the facility for which violations remain outstanding:

United Air Cleaner (UAC-TDC)
0316505004 - Cook County
ILD096798210
March 25, 1997

703.121(a)	The facility is conducting a hazardous waste storage operation without a permit.
722.134(d)	The quantity of waste on-site has exceeded 6000 kilograms.
722.134(d)(5)	The facility has not designated an emergency coordinator, posted the required information, or trained employees in hazardous waste handling and emergency procedures.
725.112(b)	The owner/operator did not provide required notices to the Agency prior to transferring ownership/operational control of the facility.
725.113(a)	The facility has not analyzed each waste.
725.113(b)	The facility has no written waste analysis plan.
725.114(c)	The required "Danger" sign has not been posted.
725.115(a)	The facility is not being inspected for problems which may lead to a release of hazardous waste.
725.115(b)	No written inspection schedule has been developed for the facility.
725.116(a)	The facility does not have a hazardous waste training program.
725.116(d)	Written job titles and descriptions are not being maintained at the facility.
725.131	The facility is not being operated or maintained to minimize the possibility of a release of hazardous waste which could threaten human health or the environment.
725.135	The facility is not maintaining adequate aisle space.
725.137(a)	The facility does not have proof of arrangements with local authorities.
725.151(a)	There was no contingency plan available at the time of the inspection.

United Air Cleaner (UAC-TDC)
0316505004 - Cook County
ILD096798210
March 25, 1997

725.155	There is not an emergency coordinator on-site or on call at all times, and the emergency coordinator is not familiar with all of the required information.
725.173(a)	The facility is not maintaining a written operating record.
725.175	No annual report has been submitted for the facility.
725.212(a)	The facility has no closure plan.
725.242(a)	The facility has not prepared a written estimate of closure costs.
725.244(a)	The facility has not prepared a written estimate of post-closure costs.
725.271	The facility has not transferred waste from containers in poor condition to new containers.
725.273(a)	Containers of waste are not always kept closed.
725.273(b)	Some containers are not being stored in a way which will prevent leaking.
725.274	Containers are not being checked on a weekly basis for leaks or deterioration.
728.150(c)	The facility has stored waste on-site for greater than one year.

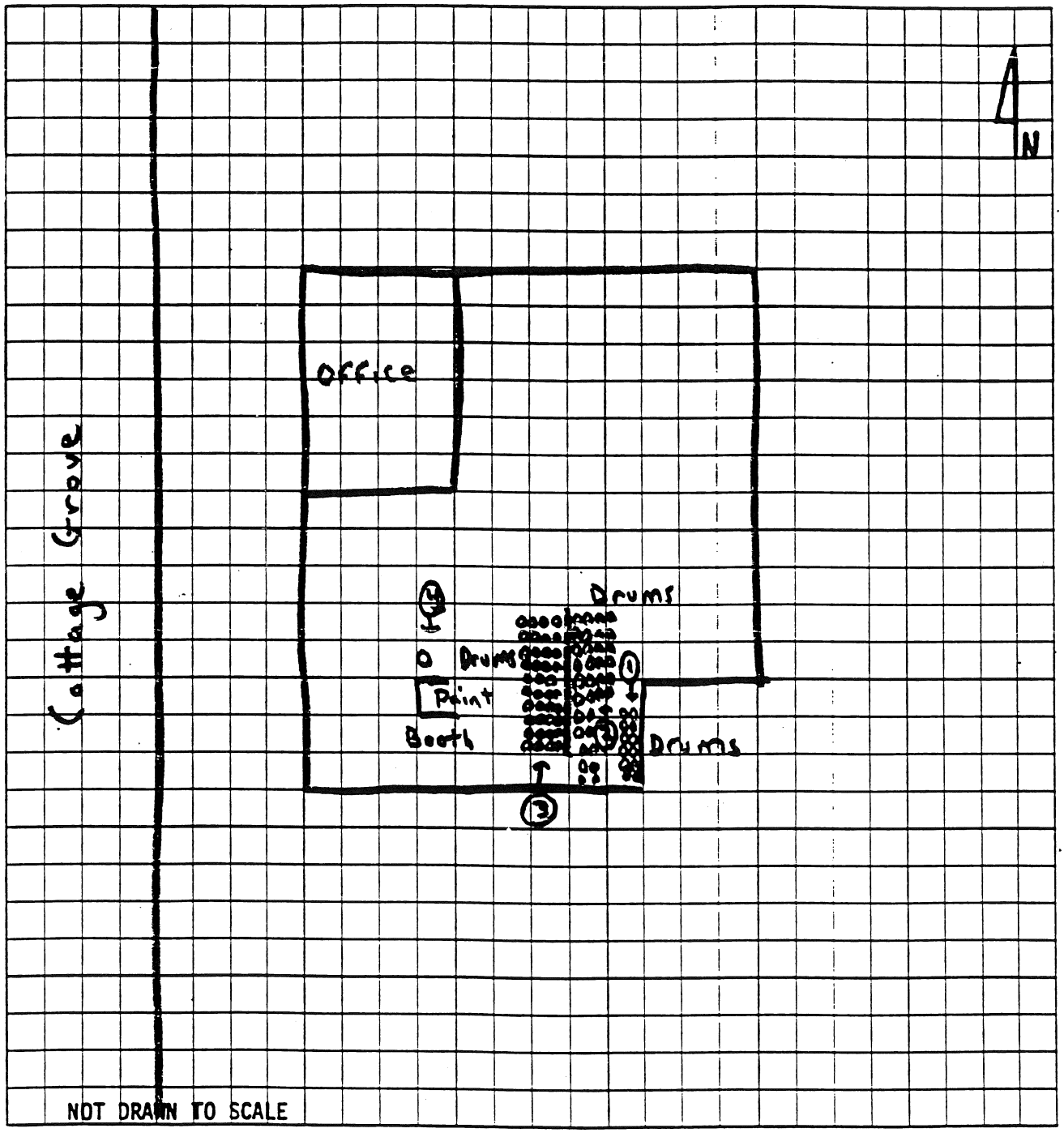
STATE OF ILLINOIS
ENVIRONMENTAL PROTECTION AGENCY

SITE SKETCH

Date of Inspection: 3/25/97 Inspector: R. Reich

Site Code: 0 3 1 6 5 0 5 0 0 4 County: Cook

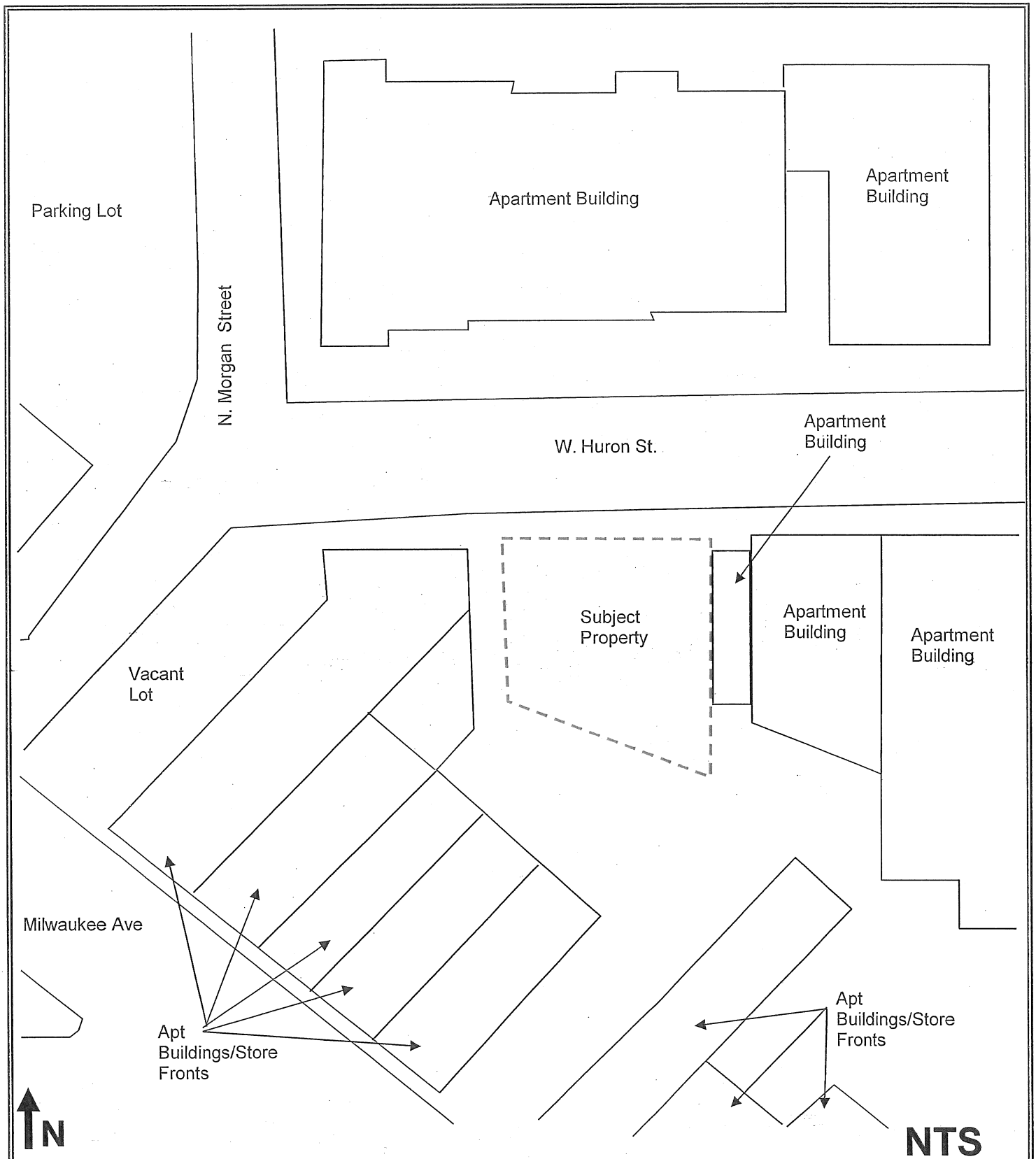
Site Name: United Air Cleaner Co. Time: 10:00a - 10:45a



Historical Topographic Map

NORTH

	Source: USGS 7.5 Minute Topographic Map; "Chicago Loop" Quadrangle Year: 1997
psi Information To Build On Engineering • Consulting • Testing	Figure 1: Topographic Map
	Vacant Property 951, 953, 955 W. Huron Street
	Chicago, Illinois — Project No.: 0046311



[psi] Information To Build On Engineering • Consulting • Testing	Properties at 951-955 W. Huron St. Chicago, Illinois	PSI Project No.: 0046311 Site Location Date: 8/12/2011 Drawn By: TRS

UNITED STATES — DEPARTMENT OF THE INTERIOR — GEOLOGICAL SURVEY

SCALE 1:24 000

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1000 0 METERS 1000 2000

1 .5 0 1

MILES

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000

FEET

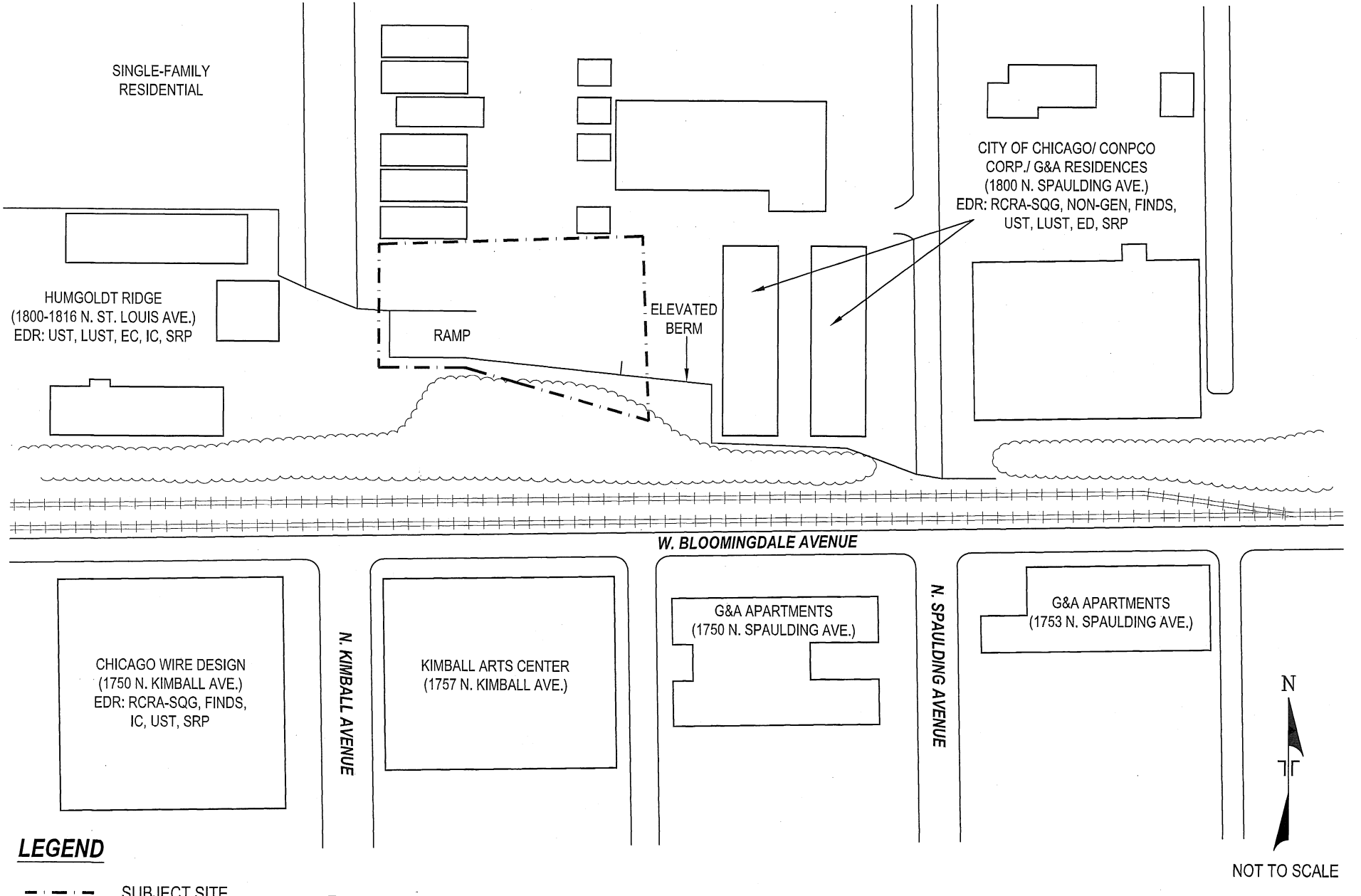
CONTOUR INTERVAL 5 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

N

QUADRANGLE
CHICAGO LOOP, IL
1997
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr: CCD	Project No. A2127017-6	Terracon Consulting Engineers and Scientists	TOPOGRAPHIC VICINITY MAP	EXHIBIT
Drawn By: DWD	Scale: AS SHOWN		PHASE I ENVIRONMENTAL SITE ASSESSMENT	
Checked By: CCD/MRF	File No. ESAA2127017-6-1	650 West Lake Street, Suite 420 Chicago, Illinois 60661	1805 NORTH KIMBALL AVENUE	1
Approved By: CCD	Date: AUGUST 2012	(312) 575-0014 (312) 575-0111	CHICAGO, COOK COUNTY, ILLINOIS	



LEGEND

SUBJECT SITE

THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

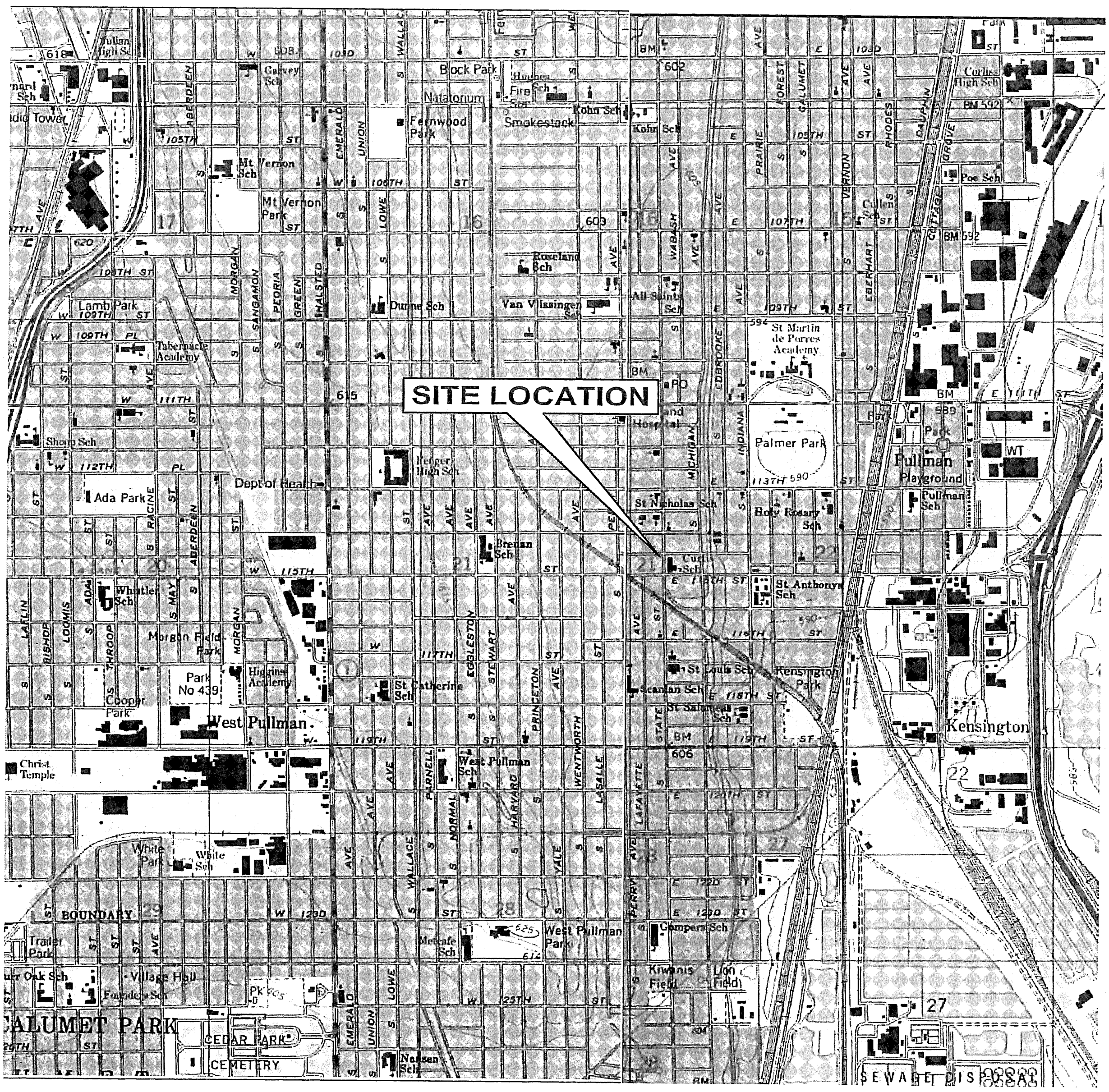
Project Mngr: CCD	Project No. A2107017-7
Drawn By: DWD	Scale: AS SHOWN
Checked By: CCD/MRF	File No. ESAA2107017-7-2
Approved By: CCD	Date: AUGUST 2012

Terracon
Consulting Engineers and Scientists
650 West Lake Street, Suite 420 Chicago, Illinois 60661
(312) 575-0014 (312) 575-0111

SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1809 NORTH KIMBALL AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

EXHIBIT 2



SCALE IN FEET

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SCALE IN MILES

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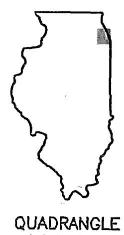
Taken from the

LAKE CALUMET, ILLINOIS

7.5 Series U.S.G.S. Topographic Quadrangle

1997



QUADRANGLE LOCATION

Shaw® The Shaw Group, Inc.® — Shaw Environmental, Inc., 111 W. Pleasant St. Suite 105, Milwaukee, Wisconsin 53212-3939, (414) 291-2350	TITLE: **SITE LOCATION MAP**
CLIENT: **CHICAGO DOE**	
LOCATION: **3 West 114th Street**, Chicago, Illinois	DRWN: BEB; CHKD: TJH; REVD BY: -; APPRVD BY: TH; PROJECT NO.: -; REVISION DATE: -; DATE: 4/5/11; FIGURE NO.: 1

KEY

W. 114th PLACE
2 MULTI-TENANT RESIDENTIAL
3 SUBJECT PROPERTY
7 VACANT
9 RESIDENTIAL
W. 115th STREET
1 CHURCH
2 FORMER FILLING STATION
8 RESIDENTIAL
10 RESIDENTIAL
W. 115th STREET
32 GEORGE WILLIAM CURTIS ELEMENTARY SCHOOL
S. STATE STREET
11424 VACANT
11442 SUBJECT PROPERTY
11500 CHURCH

LEGEND

APPROX. SUBJECT PROPERTY BOUNDARY

32 PROPERTY ADDRESS

SOURCE: MICROSOFT BING MAPS: USGS AERIAL, APPROX. DATE 2008

GENERALIZED SUBJECT PROPERTY HYDRAULIC GRADIENT

NOT TO SCALE

Shaw® The Shaw Group, Inc.®

Shaw Environmental, Inc.
111 W. Pleasant St. Suite 105
Milwaukee, Wisconsin 53212-3939
(414) 291-2350

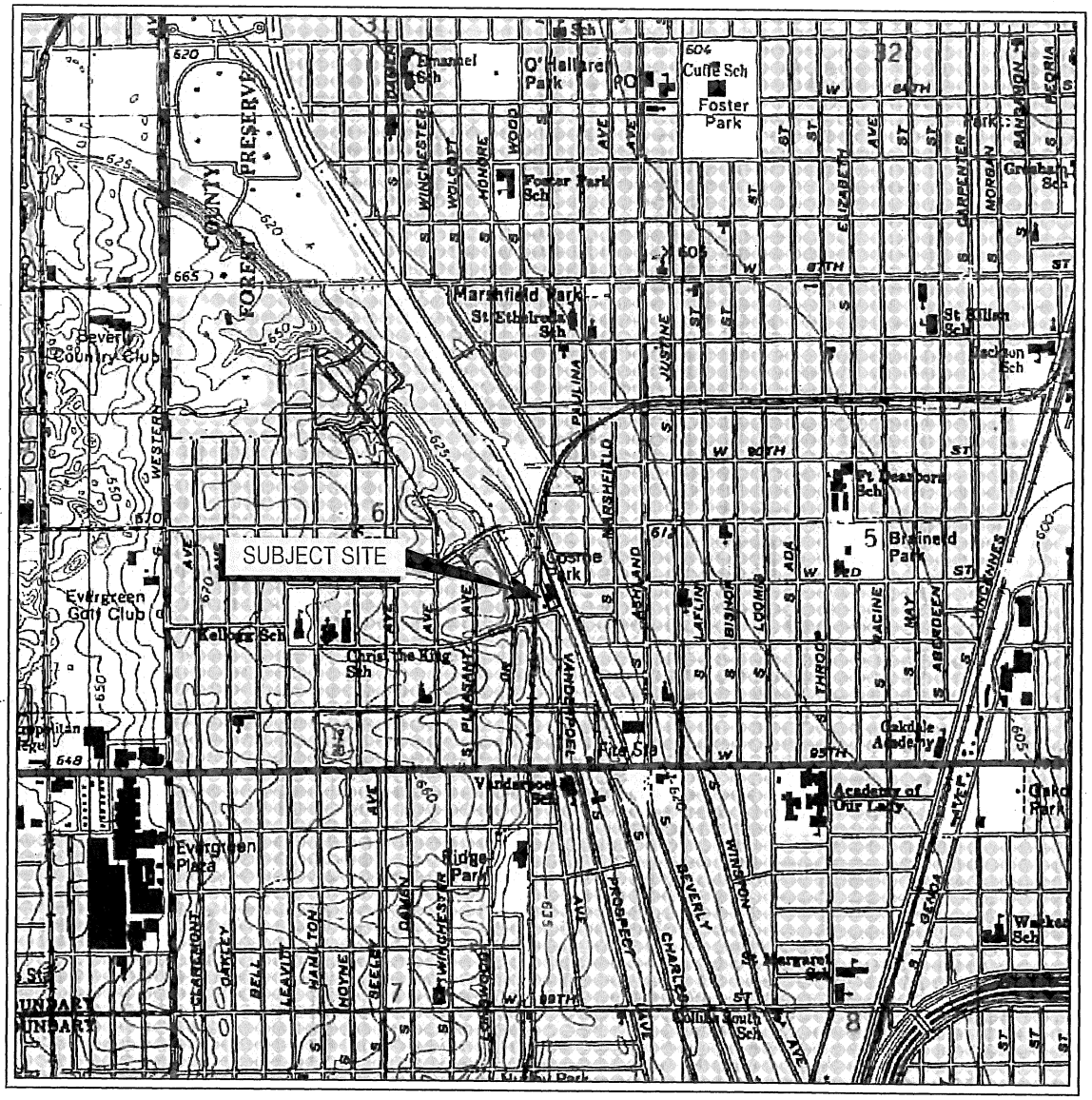
CLIENT: CHICAGO DOE

LOCATION: 3 West 114th Street, Chicago, Illinois

TITLE: GENERAL LAND USE MAP

DRWN	CHKD	REVD BY	APPRVD BY	PROJECT NO.	FIGURE NO.
BEB	TJH	-	TH	-	2
		REVISION DATE: -		DATE: 4/5/11	

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24 000

1 .5 0 KILOMETERS 1 2

1000 0 METERS 1000 2000

1 .5 0 1

MILES

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000

FEET

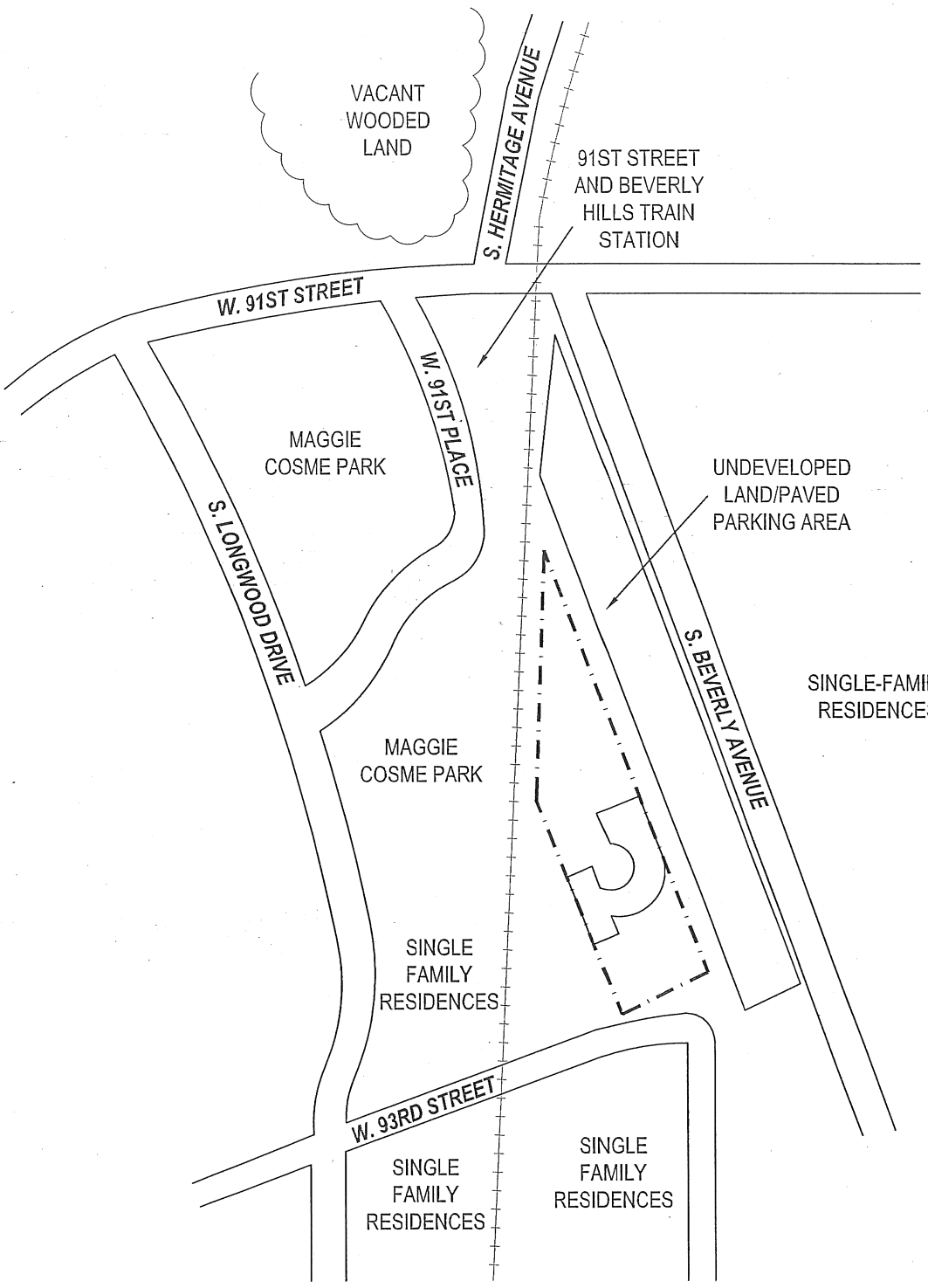
CONTOUR INTERVAL 5 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

N

QUADRANGLE
BLUE ISLAND, IL
1997
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr: ECG	Project No. A2107017-2	Terracon Consulting Engineers and Scientists	TOPOGRAPHIC VICINITY MAP	FIG. No.
Drawn By: TLY	Scale: AS SHOWN		PHASE I ENVIRONMENTAL SITE ASSESSMENT	
Checked By: ECG/MRF	File No. ESAA2107017-2-1		9200 SOUTH VANDERPOEL AVENUE	
Approved By: ECG	Date: APRIL 2011	650 West Lake Street, Suite 420 Chicago, Illinois 60661 (312) 575-0014 (312) 575-0111	9200 SOUTH VANDERPOEL AVENUE CHICAGO, COOK COUNTY, ILLINOIS	1



LEGEND

SUBJECT SITE

NOT TO SCALE

THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	ECG
Drawn By:	TLY
Checked By:	ECG/MRF
Approved By:	ECG

Project No.	A2107017-2
Scale:	AS SHOWN
File No.	ESAA2107017-2-2
Date:	APRIL 2011

Terracon
Consulting Engineers and Scientists
650 West Lake Street, Suite 420 Chicago, Illinois 60661
(312) 575-0014 (312) 575-0111

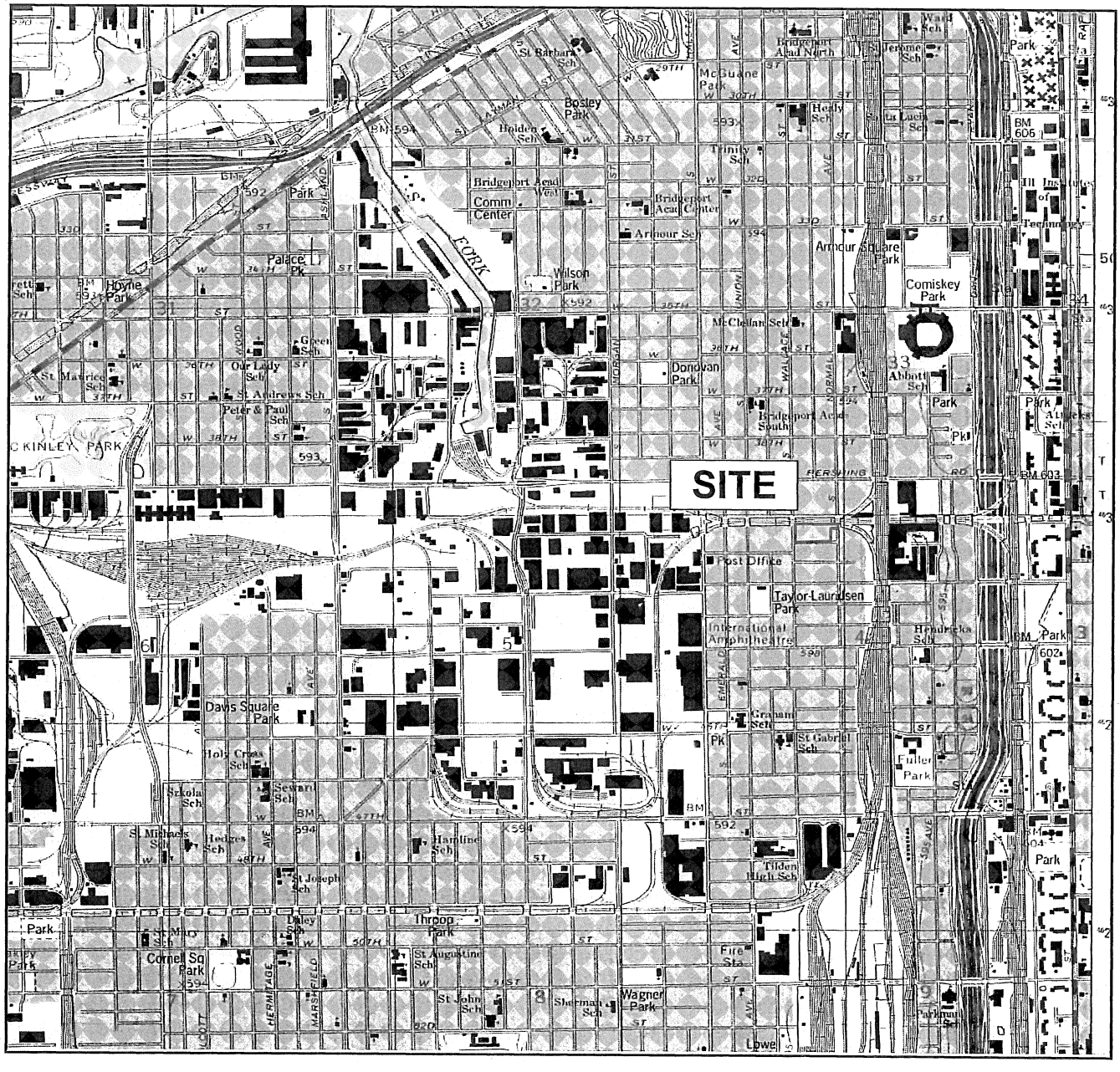
SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
9200 SOUTH VANDERPOEL AVENUE
9200 SOUTH VANDERPOEL AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

FIG. No. 2

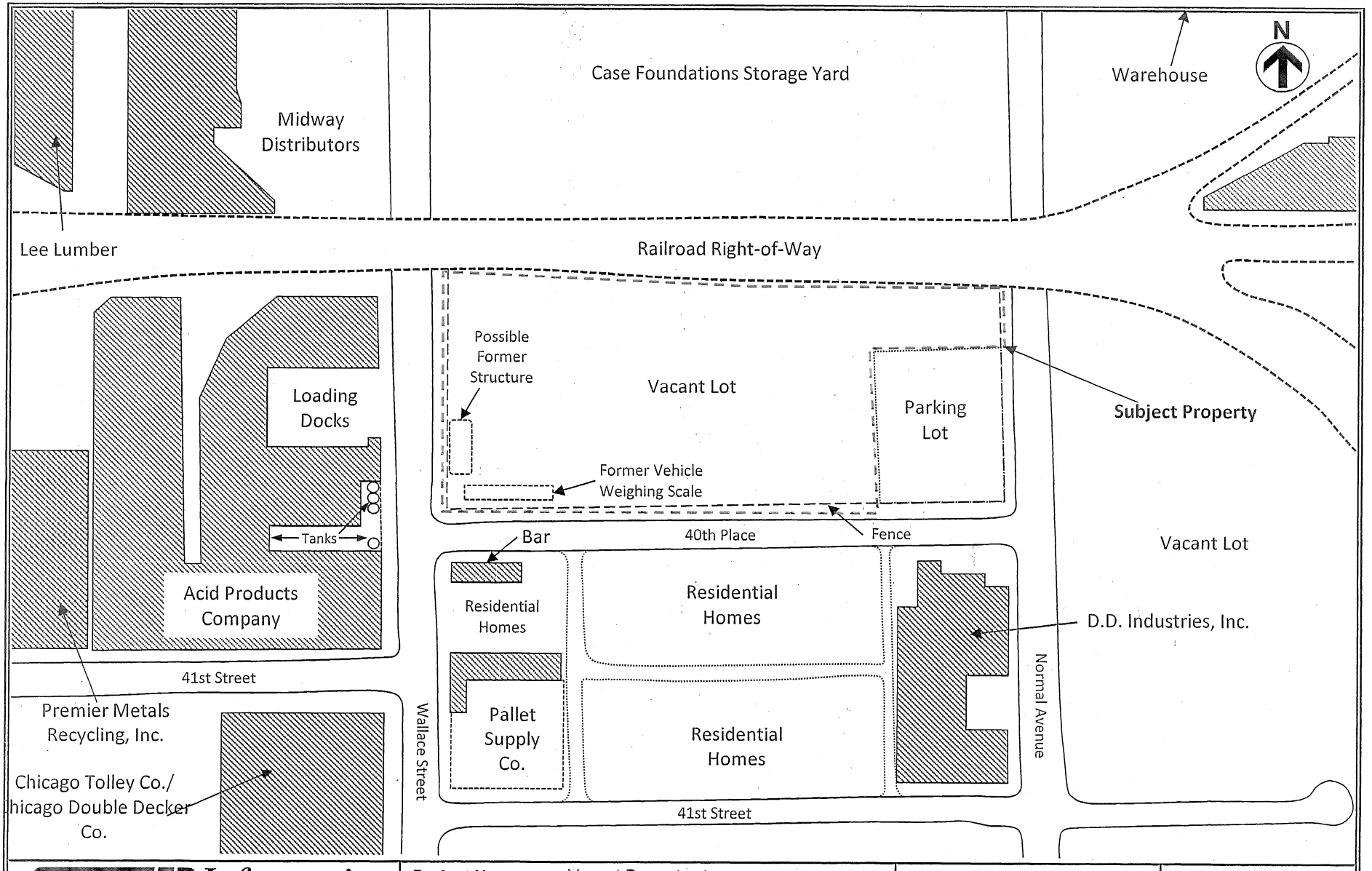
PSI Information To Build On
Engineering • Consulting • Testing

Historical Topographic Map



N	TARGET QUAD NAME: ENGLEWOOD MAP YEAR: 1997 SERIES: 7.5 SCALE: 1:24000	SITE NAME: CDOE - 40th Pl & Wallace ADDRESS: 4007 S. Wallace Chicago, IL 60609 LAT/LONG: 41.8213 / -87.64	CLIENT: PSI, Inc. CONTACT: Jeffrey Goeden INQUIRY#: 3222819.4 RESEARCH DATE: 12/12/2011

Provided by EDR	Figure 1 - Site Vicinity Map	PSI Project No.: 0046260-7
Date 1997 Scale 1:24000	Property at 40th Place & Wallace Chicago, Illinois	Date: 12/20/2011 Drawn By: JCG

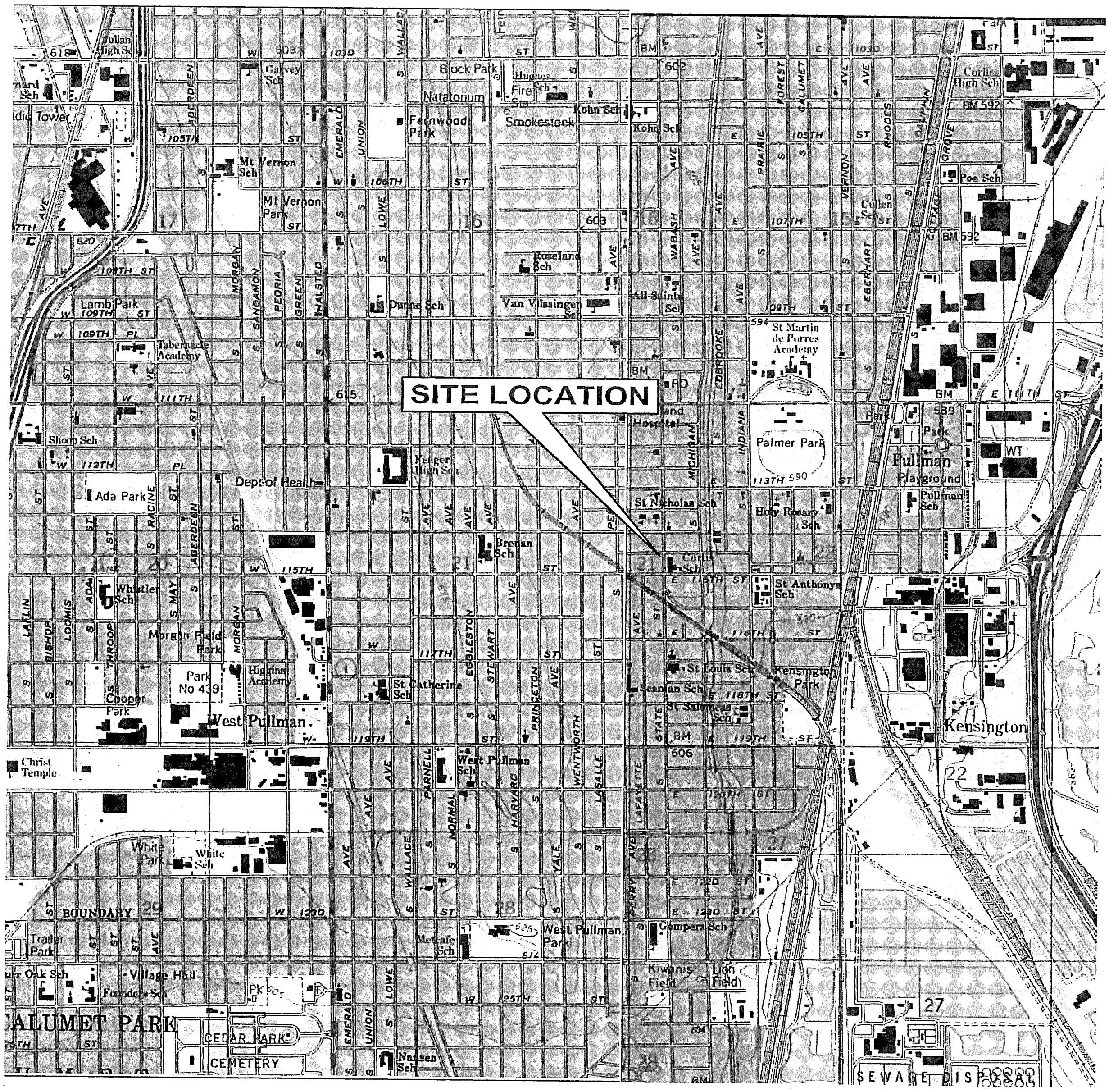


PSI Information To Build On
Engineering • Consulting • Testing

Project Name:	Vacant Property at
Project Location:	40th Place and Wallace Street Chicago, Cook County, Illinois 60609

PSI Project No.:	0046260-7
Date:	12/21/2011
Drawn By:	LAS
Scale:	NTS

Figure 2



SCALE IN FEET

0 1000 2000 3000 4000 5000

SCALE IN MILES

0 1/4 1/2 3/4 1

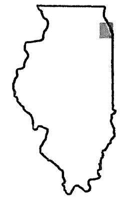
N

Taken from the

LAKE CALUMET, ILLINOIS

7.5 Series U.S.G.S. Topographic Quadrangle

1997



QUADRANGLE LOCATION

Shaw The Shaw Group, Inc. — Shaw Environmental, Inc. 111 W. Pleasant St. Suite 105 Milwaukee, Wisconsin 53212-3939 (414) 291-2350	TITLE: **SITE LOCATION MAP**					
CLIENT: **CHICAGO DOE**						
LOCATION: **3 West 114th Street** Chicago, Illinois	DRWN BEB	CHKD TJH	REVD BY - / REVISION DATE -	APPRVD BY TH	PROJECT NO. - / DATE 4/5/11	FIGURE NO. 1

KEY

W. 114th PLACE
2 MULTI-TENANT RESIDENTIAL
3 SUBJECT PROPERTY
7 VACANT
9 RESIDENTIAL

W. 115th STREET
1 CHURCH
2 FORMER FILLING STATION
8 RESIDENTIAL
10 RESIDENTIAL

W. 115th STREET
32 GEORGE WILLIAM CURTIS ELEMENTARY SCHOOL

S. STATE STREET
11424 VACANT
11442 SUBJECT PROPERTY
11500 CHURCH

LEGEND

APPROX. SUBJECT PROPERTY BOUNDARY

32 PROPERTY ADDRESS

SOURCE: MICROSOFT BING MAPS: USGS AERIAL, APPROX. DATE 2008

GENERALIZED SUBJECT PROPERTY HYDRAULIC GRADIENT

NOT TO SCALE

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111 W. Pleasant St. Suite 105
Milwaukee, Wisconsin 53212-3939
(414) 291-2350

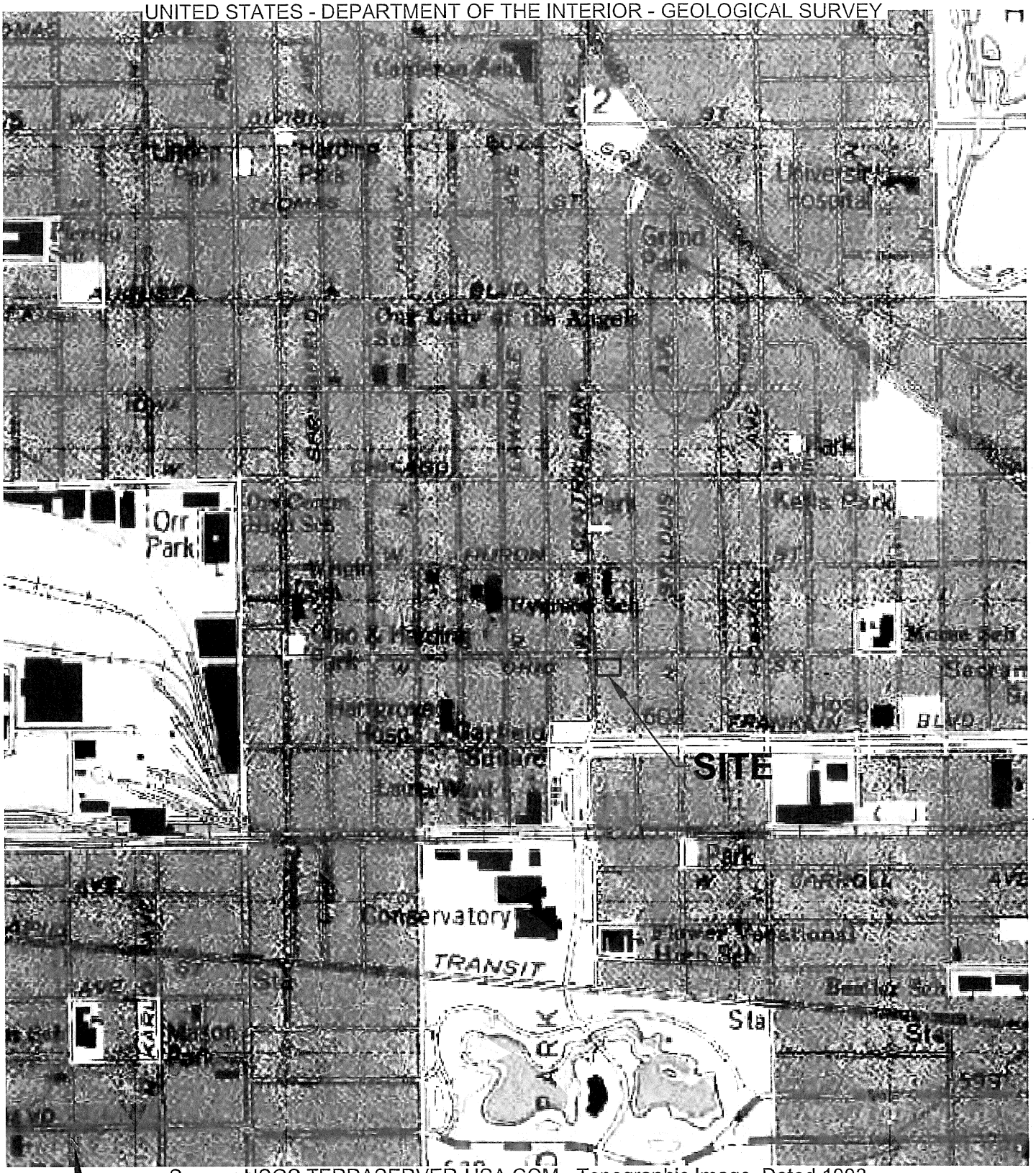
CLIENT: CHICAGO DOE

LOCATION: 3 West 114th Street, Chicago, Illinois

TITLE: GENERAL LAND USE MAP

DRWN	CHKD	REVD BY	APPRVD BY	PROJECT NO.	FIGURE NO.
BEB	TJH	-	TH	-	2
		REVISION DATE	-	DATE 4/5/11	

UNITED STATES - DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY



Source: USGS TERRASERVER-USA.COM - Topographic Image, Dated 1993

0 1000'
APPROXIMATE SCALE

----- Approximate Site Location

N:\PROJECTS - OTHER OFFICES\CHICAGO - A2\2010\A2107017.3\Diagrams\A2107017.3-PHASEI-Rev20110404a.dwg

Project Mngr: RJH	Project No. A2107017.3
Drawn By: EP	Scale: AS-SHOWN
Checked By: RJH	Revised By: ~
Approved By: RJH	Date: April 4, 2011

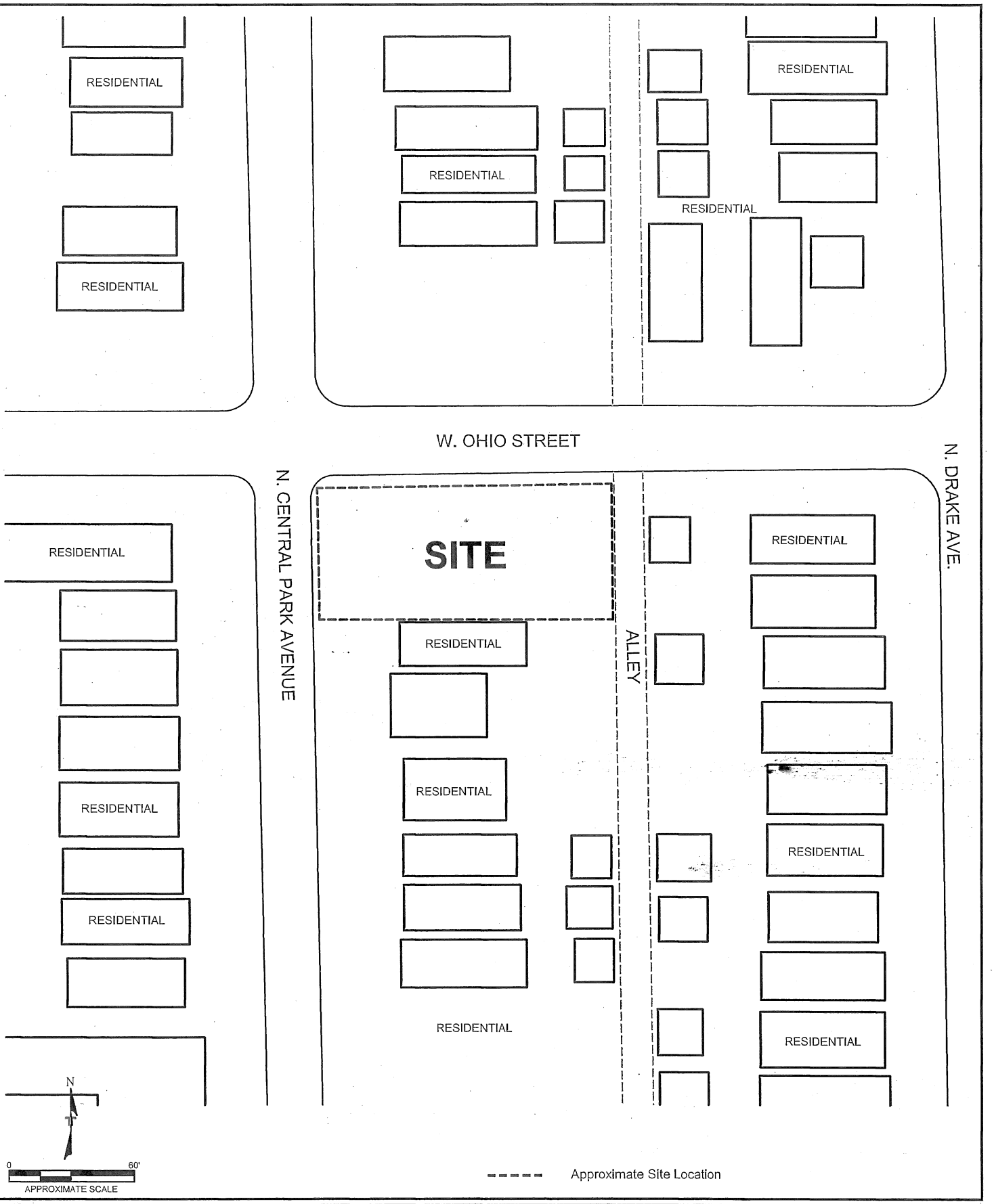
Terracon
Consulting Engineers and Scientists
135 AMBASSADOR DRIVE NAPERVILLE, ILLINOIS 60540
PH. (630) 717-4263 FAX. (630) 357-9489

TOPOGRAPHIC VICINITY DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED UJIMA GARDENS
545 N. CENTRAL PARK AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

FIG. No. 1

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. 1A



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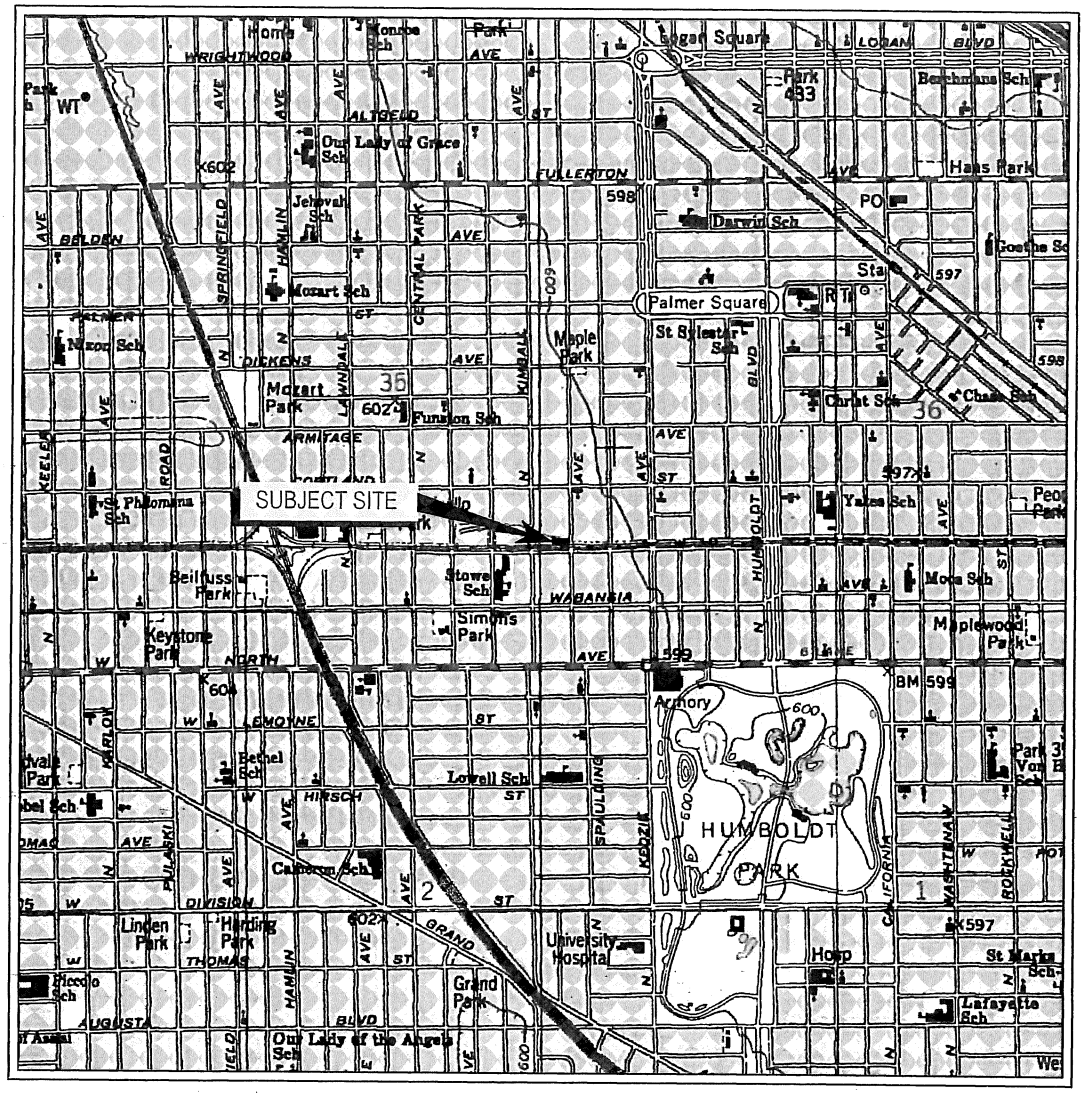
Project Mngr: RJH	Project No. A2107017.3	Terracon Consulting Engineers and Scientists	SITE DIAGRAM
Drawn By: EP	Scale: AS-SHOWN	135 AMBASSADOR DRIVE NAPERVILLE, ILLINOIS 60540	PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPOSED UJIMA GARDENS 545 N. CENTRAL PARK AVENUE CHICAGO, COOK COUNTY, ILLINOIS
Checked By: RJH	Revised By: -	PH. (630) 717-4263 FAX. (630) 357-9489	FIG. No. 2
Approved By: RJH	Date: April 4, 2011		

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. 2A

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24 000

1 .5 0 KILOMETERS 1 2

1000 0 METERS 1000 2000

1 .5 0 1

MILES

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10 000

FEET

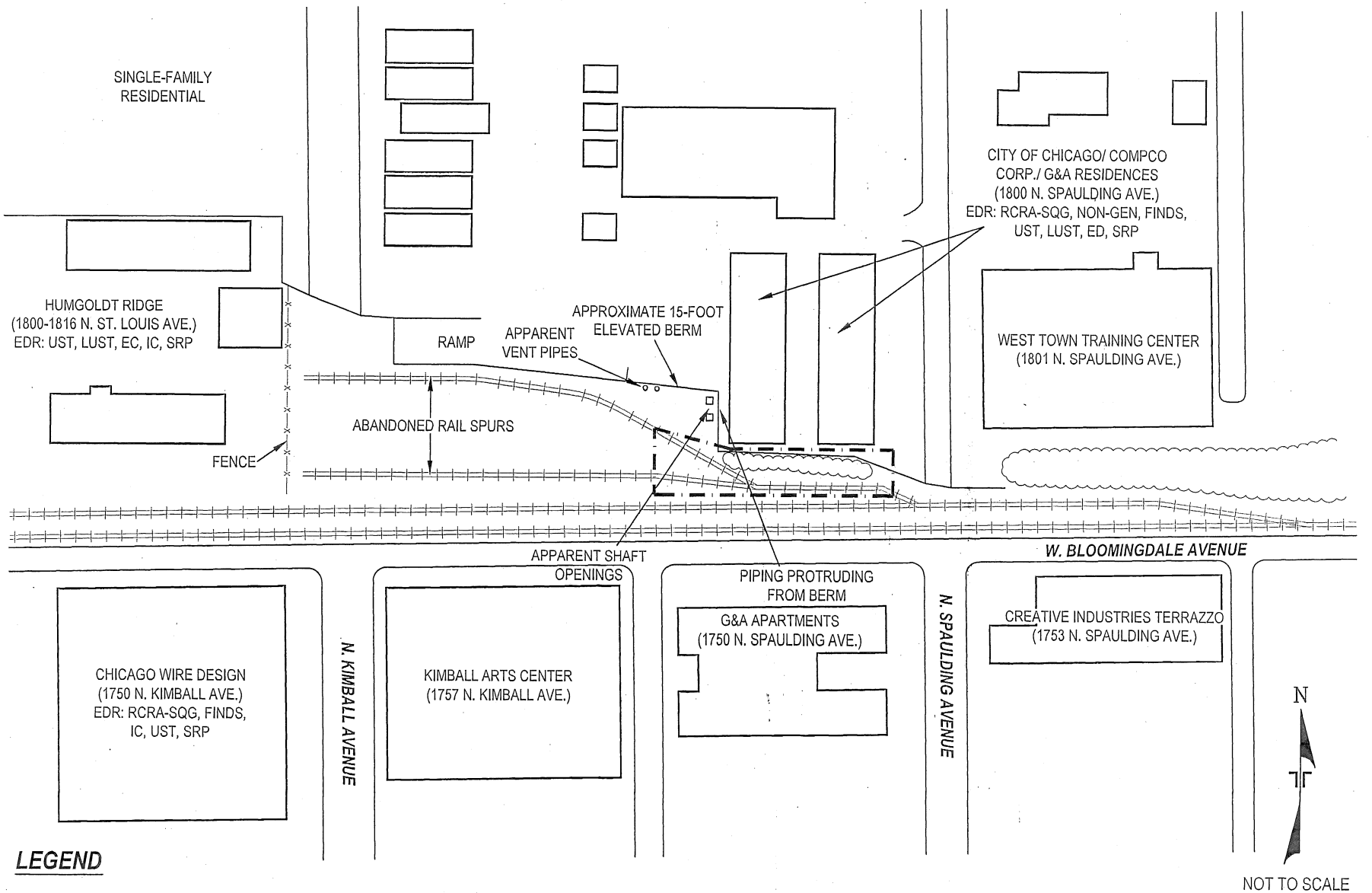
CONTOUR INTERVAL 5 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

N

QUADRANGLE
CHICAGO LOOP, IL
1997
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr: CCD	Project No. A2127017-4	Terracon Consulting Engineers and Scientists	TOPOGRAPHIC VICINITY MAP	EXHIBIT
Drawn By: DWD	Scale: AS SHOWN		PHASE I ENVIRONMENTAL SITE ASSESSMENT	1
Checked By: CCD/MRF	File No. ESAA2127017-4-1		1800 NORTH SPAULDING AVENUE	
Approved By: CCD	Date: AUGUST 2012	650 West Lake Street, Suite 420 Chicago, Illinois 60661 (312) 575-0014 (312) 575-0111	CHICAGO, COOK COUNTY, ILLINOIS	



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr: CCD	Project No. A2107017-4
Drawn By: DWD	Scale: AS SHOWN
Checked By: CCD/MRF	File No. ESAA2107017-4-2
Approved By: CCD	Date: AUGUST 2012

Terracon
Consulting Engineers and Scientists
650 West Lake Street, Suite 420 Chicago, Illinois 60661
(312) 575-0014 (312) 575-0111

SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1800 NORTH SPAULDING AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

EXHIBIT 2

Approximate Site Boundary

N

0 50'

APPROXIMATE SCALE

Project Mngr: CCD	Project No. A2107017TASK6
Drawn By: CCD	Scale: AS-SHOWN
Checked By: MKO	Revised By: -
Approved By: MKO	Date: August 14, 2012

Terracon
Consulting Engineers and Scientists
650 WEST LAKE STREET, SUITE 420 CHICAGO, ILLINOIS 60661
PH. (312) 575 0014 FAX. (312) 575 0111

PIN MAP

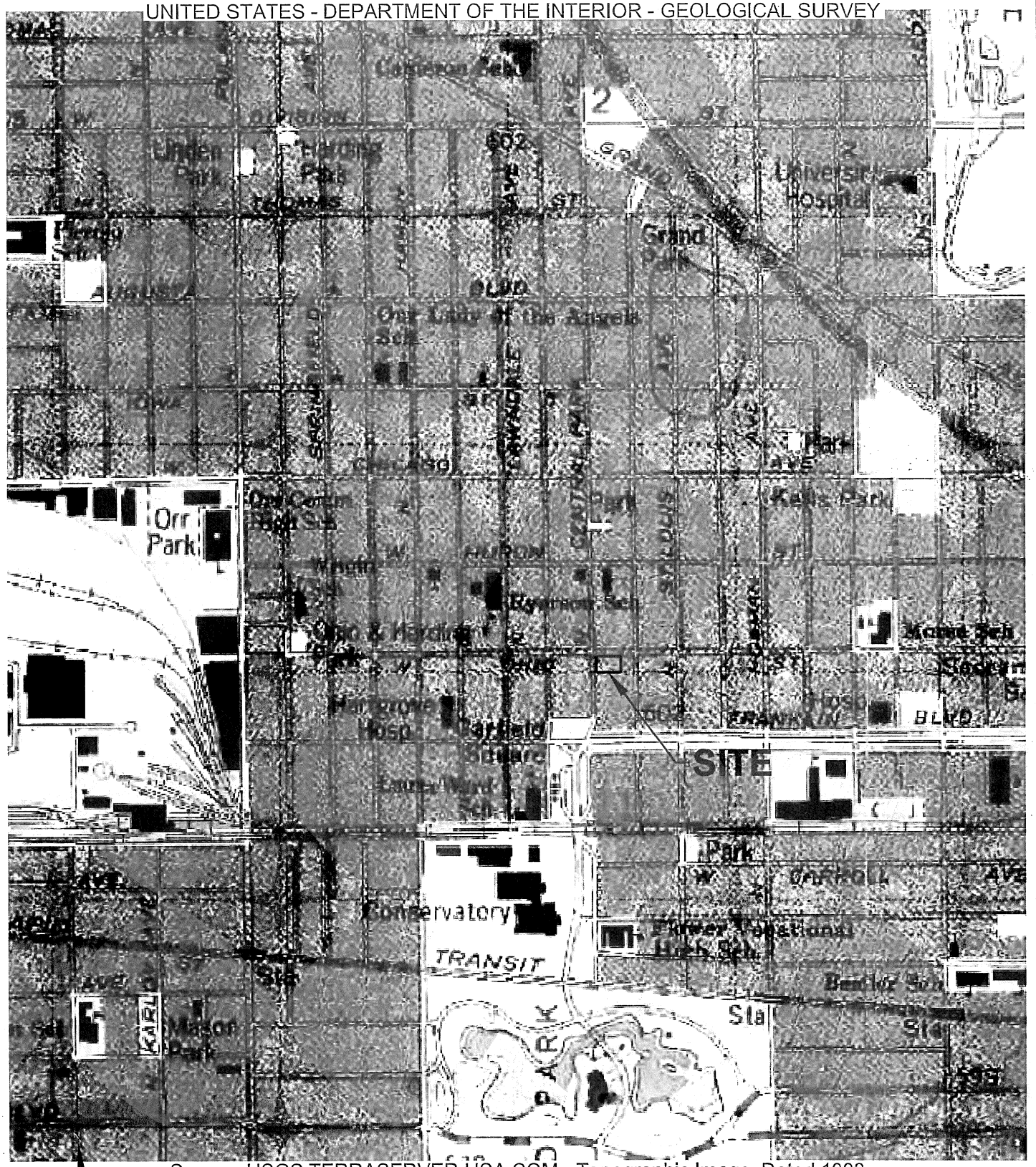
1805 NORTH SPAULDING AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

EXHIBIT 3

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

N:\Projects\2010\A2107017\Task 4 - 1800 N. Spaulding ESA\Working Files\Diagrams-Drawings-Figures\A2117017 Task 4 CAD.dwg

UNITED STATES - DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY



Source: USGS TERRASERVER-USA.COM - Topographic Image, Dated 1993

0 1000'
APPROXIMATE SCALE

----- Approximate Site Location

N:\PROJECTS - OTHER OFFICES\CHICAGO - A2\2010\A2107017.3\Diagrams\A2107017.3-PHASEI-Rev20110404a.dwg

Project Mngr: RJH	Project No. A2107017.3
Drawn By: EP	Scale: AS-SHOWN
Checked By: RJH	Revised By: -
Approved By: RJH	Date: April 4, 2011

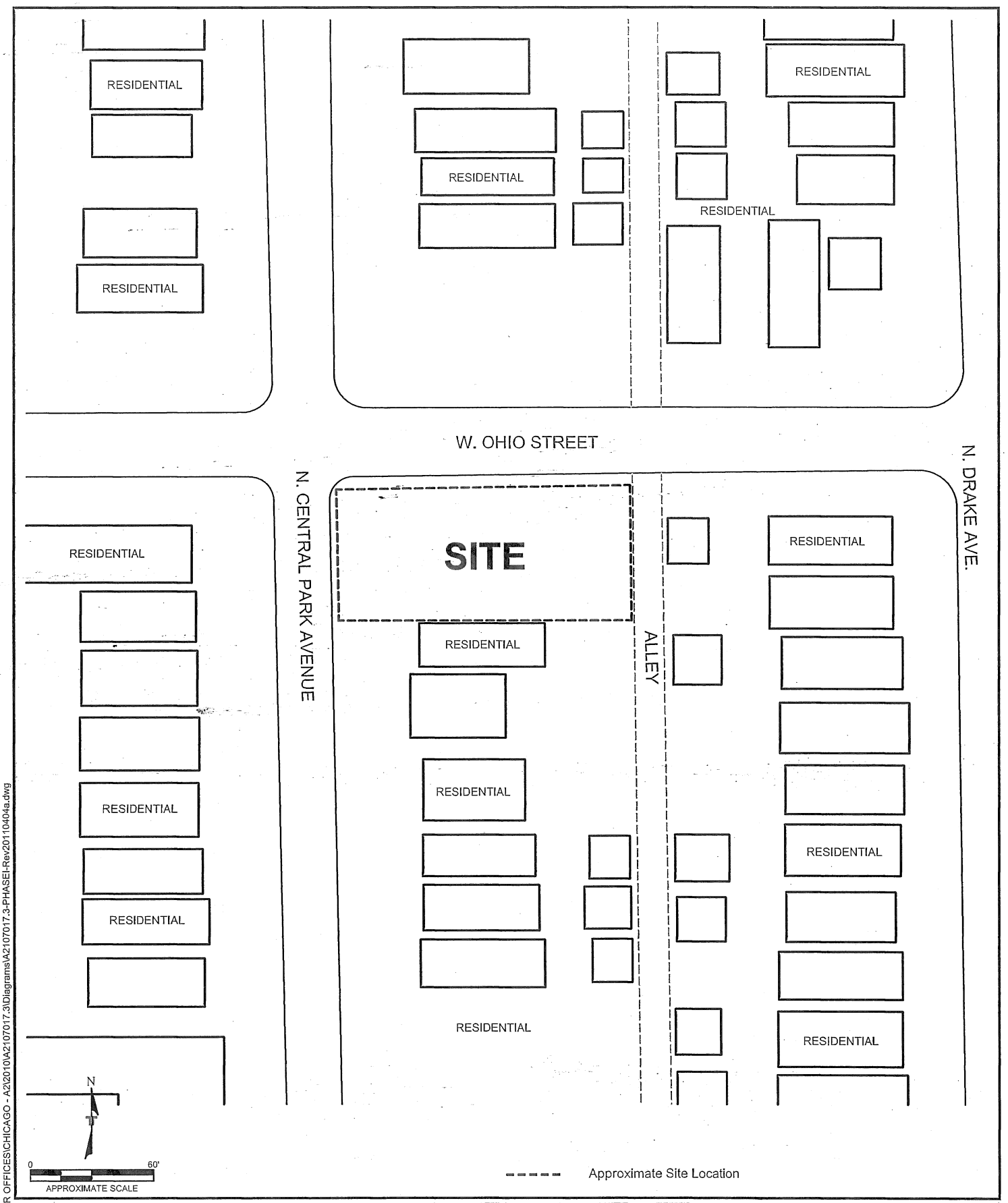
Terracon
Consulting Engineers and Scientists
135 AMBASSADOR DRIVE NAPERVILLE, ILLINOIS 60540
PH. (630) 717-4263 FAX. (630) 357-9489

TOPOGRAPHIC VICINITY DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED UJIMA GARDENS
545 N. CENTRAL PARK AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

FIG. No. 1

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. 1A



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Project Mngr: RJH	Project No. A2107017.3
Drawn By: EP	Scale: AS-SHOWN
Checked By: RJH	Revised By: –
Approved By: RJH	Date: April 4, 2011

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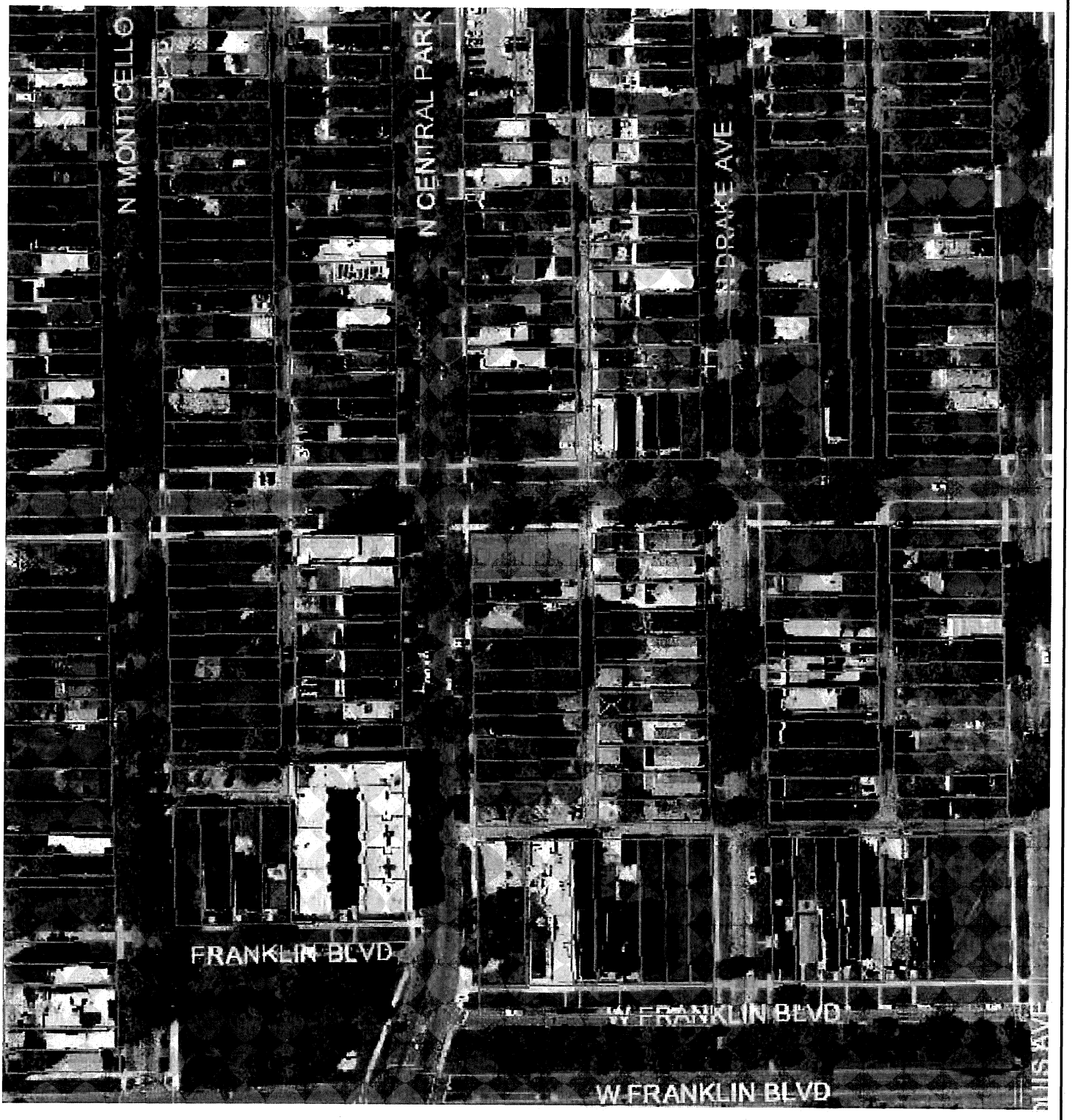
SITE DIAGRAM

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED UJIMA GARDENS
545 N. CENTRAL PARK AVENUE
CHICAGO, COOK COUNTY, ILLINOIS

FIG. No. 2

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. 2A



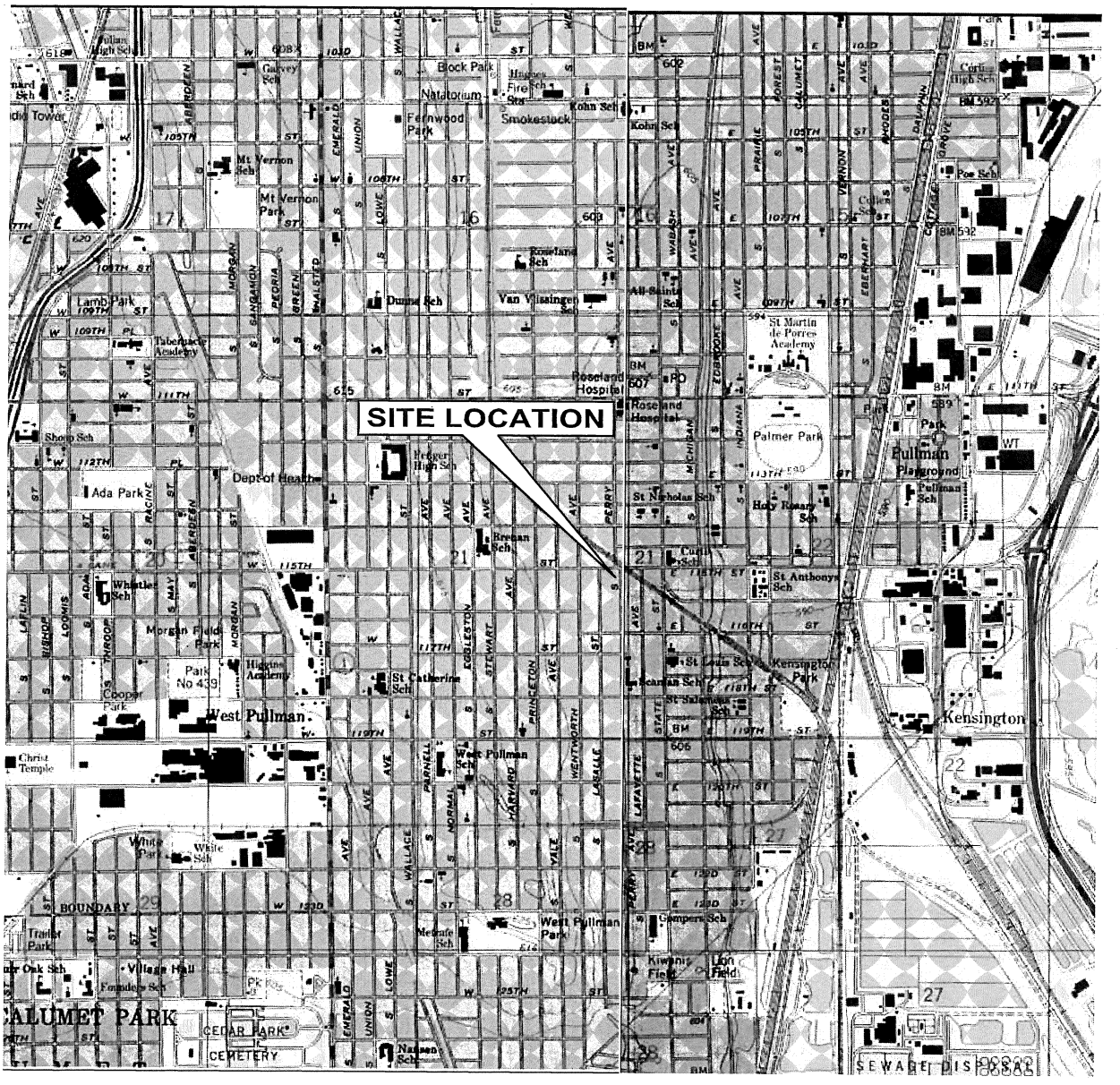
N

NOT TO SCALE

Project Mngr: RJH	Project No. A2107017.3	Terracon Consulting Engineers and Scientists	PIN MAP
Drawn By: EP	Scale: NTS	135 AMBASSADOR DRIVE NAPERVILLE, ILLINOIS 60540	PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPOSED UJIMA GARDENS 545 N. CENTRAL PARK AVENUE CHICAGO, COOK COUNTY, ILLINOIS
Checked By: RJH	Revised By: -	PH. (630) 717-4263 FAX. (630) 357-9489	FIG. No. 3
Approved By: RJH	Date: April 4, 2011		

N:\PROJECTS - OTHER OFFICES\CHICAGO - A2\2010\A2107017.3\Diagrams\A2107017.3-PHASEI-Rev20110404a.dwg

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. 2A



N

SCALE IN FEET

0 1000 2000 3000 4000 5000

SCALE IN MILES

0 1/4 1/2 3/4 1

Taken from the

BLUE ISLAND, ILLINOIS

7.5 Series U.S.G.S. Topographic Quadrangle

1997

QUADRANGLE LOCATION

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Shaw Environmental, Inc.
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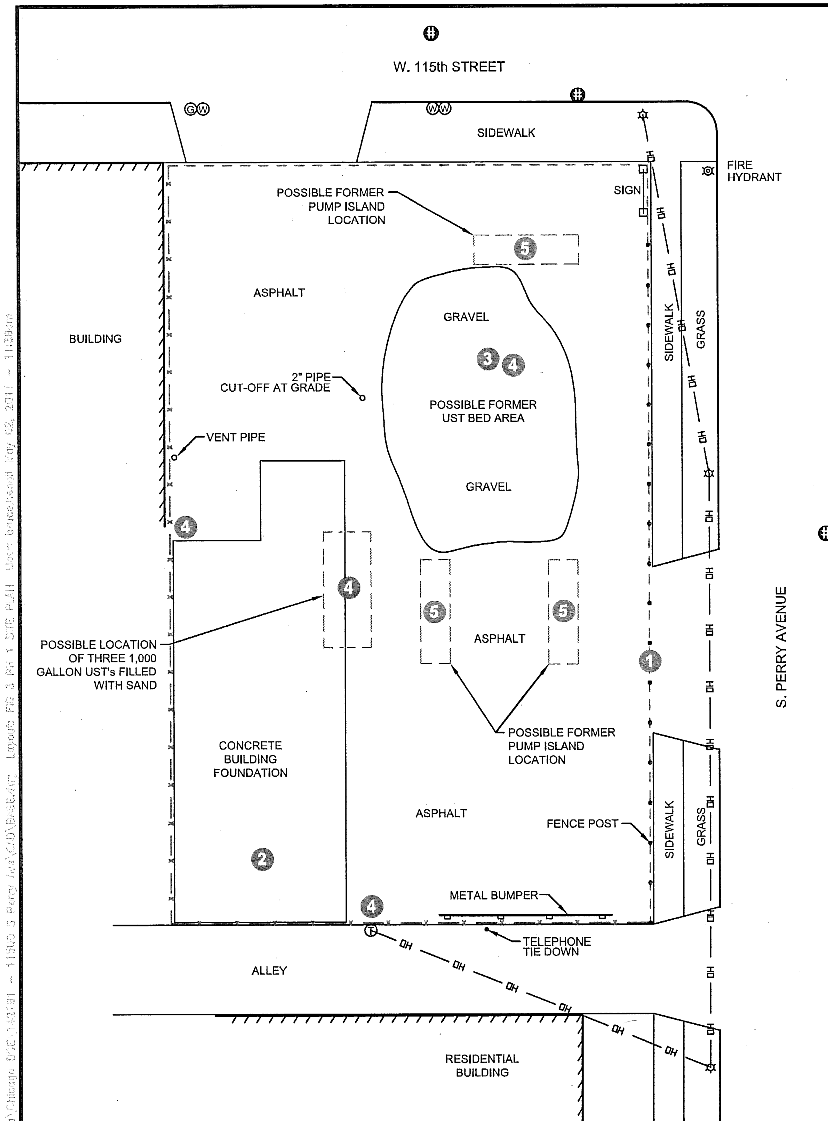
Milwaukee, Wisconsin 53212-3939
(414) 291-2350

TITLE

SITE LOCATION MAP

CLIENT	CHICAGO DOE
LOCATION	11500 S. Perry Avenue Chicago, Illinois

DRWN	CHKD	REVD BY	APPRVD BY	PROJECT NO.	FIGURE NO.
BEB	TJH	-	TH	-	1
		REVISION DATE: -		DATE: 4/5/11	



SUMMARY OF PHASE I ESA RECOGNIZED ENVIRONMENTAL CONDITIONS

REC #	LOCATION	ISSUE / CONCERN / COMMENTS
1	General Property	Urban Soil – Based on the urban setting of the Subject Property, former development, demolition and potential placement of fill on the Subject Property, and Shaw's experience with similar sites in the region, a potential exists for the urban soil/fill to contain polynuclear aromatic hydrocarbons, total lead and arsenic constituent concentrations at levels above regulatory ingestion exposure route standards. There is a lack of qualitative soil data relative to urban soil/fill on the Subject Property.
2	General Property	Service Station Operations – Fire insurance maps and building department records identify the presence service station operations on the Subject Property from about 1927 through about 2000. The former service station related operations included the storage, use, and management of hazardous substances and the distribution of bulk quantities of petroleum products. There is a lack of qualitative soil and / or groundwater data relative to former service station operations.
3	North Central Area	Former UST Bed – Petroleum hydrocarbon impacted soil was identified during the December 2000 UST removal activities. Although the release was reported to the IEPA (IEMA No. 20002342), there is a lack of qualitative soil and / or groundwater data relative to this release incident.
4	General Property	Various UST Locations – Building Department, Fire Department and Department of Environmental records indicate that a total of eight USTs were known to be associated with the Subject Property. Three of the USTs were filled with sand in about 1951, while four USTs were excavated/removed in December 2000. Ambiguities exist relative to the excavation/removal and abandonment in-place of all USTs, or the possible presence of other USTs remaining in-place on the Subject Property.
5	General Property	Pump Island Locations – Fire insurance maps and building department records identify the presence of two separate configurations of service station operations on the Subject Property (1927 –1953 and 1953 – 2000). Ambiguities exist relative to the locations of the sub grade distribution and infrastructure system (piping and pump islands) utilized to distribute the bulk quantities of petroleum product. There is a lack of qualitative soil and / or groundwater data relative to the distribution piping and pump island operations.

LEGEND

- APPROXIMATE RECOGNIZED ENVIRONMENTAL CONDITION (REC) LOCATION
- APPROXIMATE PROPERTY BOUNDARY
- CHAIN LINK FENCE ON PROPERTY BOUNDARY
- FENCE POST
- CATCH BASIN
- TELEPHONE POLE
- GAS VALVE
- WATER VALVE
- LIGHT POLE
- OVERHEAD UTILITIES
- GREY – FORMER FEATURE

APPROXIMATE SCALE IN FEET

0 10 20 30

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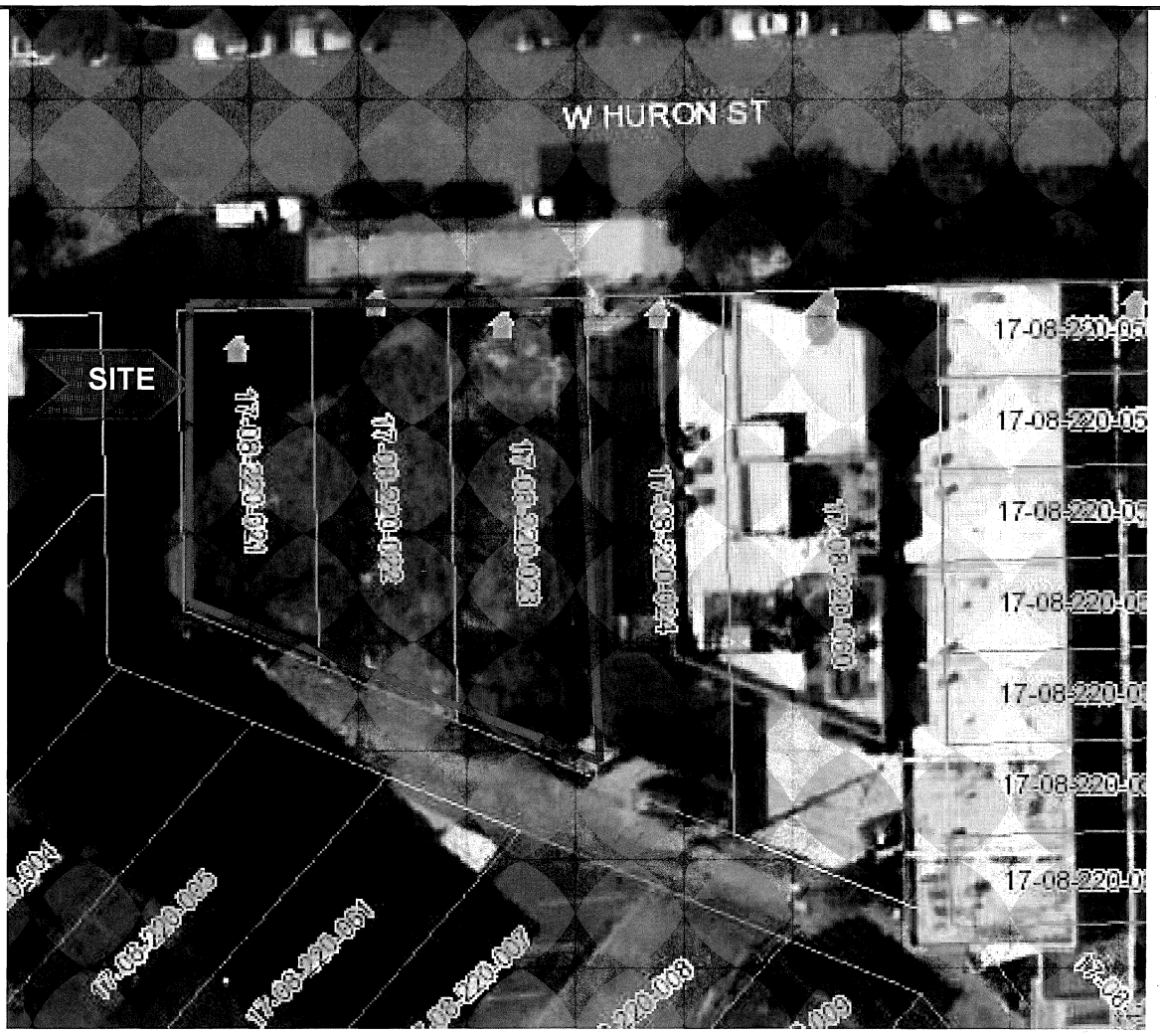
Milwaukee, Wisconsin 53212-3939
(414) 291-2350

CLIENT: CHICAGO DOE

LOCATION: 11500 S. Perry Avenue
Chicago, Illinois

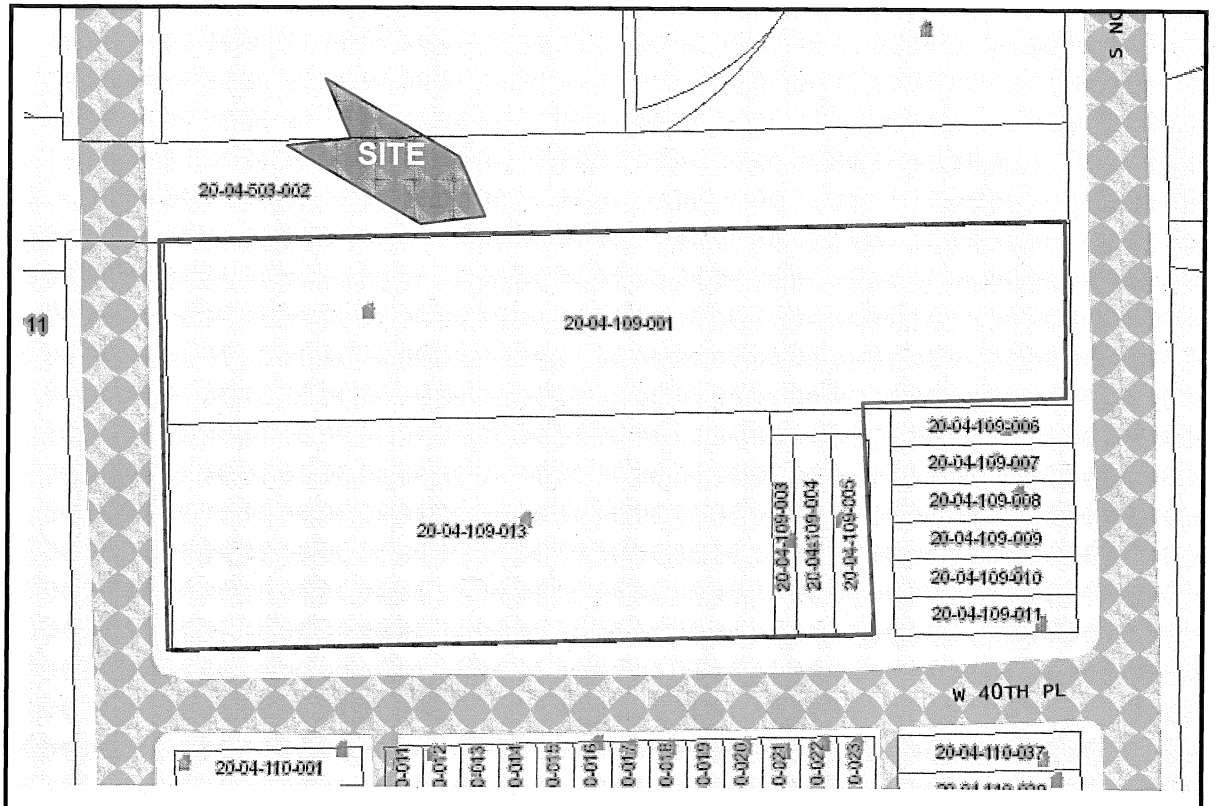
TITLE: SUMMARY OF PHASE 1 ESA FINDINGS

DRWN	CHKD	REVD BY	APPRVD BY	PROJECT NO.	FIGURE NO.
BEB	TJH	-	TJH	142191	3
		REVISION DATE: -		DATE: 5/2/11	



NORTH

Scale - 1:1200	Source: Cook County Viewer
psi Information To Build On Engineering • Consulting • Testing	Figure 3: PIN Map
	Properties at 951, 953, 955 W. Huron Street
	Chicago, Illinois — PSI Project No.: 0046311



NORTH

Source: Cook County Viewer

Figure 3: PIN Map

Property at 40th Place & Wallace

Chicago, Illinois

PSI Project No.: 0046260-7

psi Information To Build On
Engineering • Consulting • Testing

KEY

W. 114th PLACE
2 MULTI-TENANT RESIDENTIAL
3 SUBJECT PROPERTY
7 VACANT
9 RESIDENTIAL
W. 115th STREET
1 CHURCH
2 FORMER FILLING STATION
8 RESIDENTIAL
10 RESIDENTIAL
W. 115th STREET
32 GEORGE WILLIAM CURTIS ELEMENTARY SCHOOL
S. STATE STREET
11424 VACANT
11442 SUBJECT PROPERTY
11500 CHURCH

SUMMARY OF PHASE I ESA RECOGNIZED ENVIRONMENTAL CONDITIONS

REC #	LOCATION	ISSUE / CONCERN / COMMENTS
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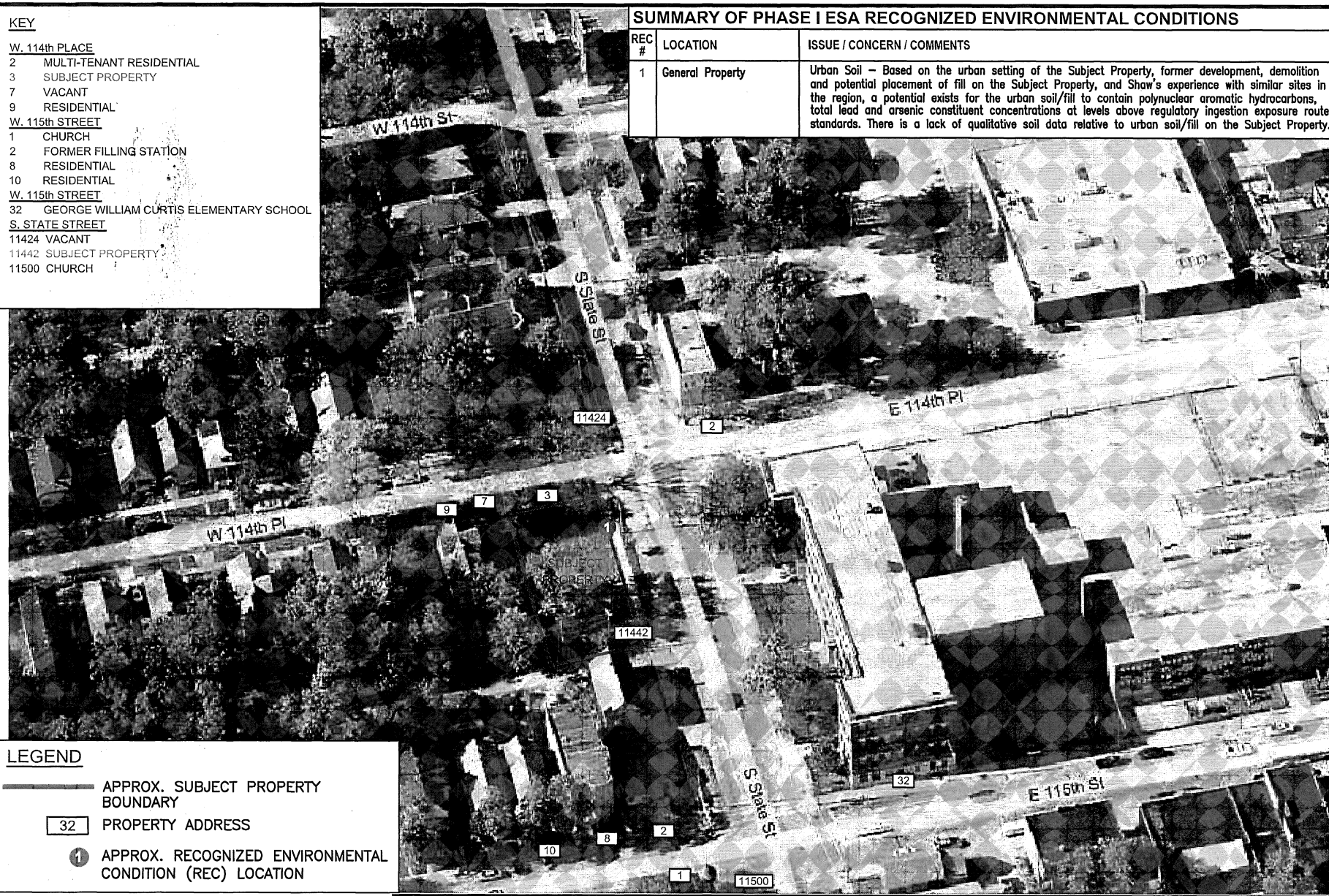

LEGEND

APPROX. SUBJECT PROPERTY BOUNDARY

32 PROPERTY ADDRESS

1 APPROX. RECOGNIZED ENVIRONMENTAL CONDITION (REC) LOCATION

SOURCE: MICROSOFT BING MAPS: USGS AERIAL, APPROX. DATE 2008

GENERALIZED SUBJECT PROPERTY HYDRAULIC GRADIENT

NOT TO SCALE

Shaw° The Shaw Group, Inc.°

Shaw Environmental, Inc.
111 W. Pleasant St. Suite 105
Milwaukee, Wisconsin 53212-3939
(414) 291-2350

CLIENT: CHICAGO DOE

LOCATION: 3 West 114th Street, Chicago, Illinois

TITLE: **SUMMARY OF PHASE 1 ESA FINDINGS**

DRWN	CHKD	REVD BY	APPRVD BY	PROJECT NO.	FIGURE NO.
BEB	TJH	-	TH	142193	3
		REVISION DATE: -		DATE: 5/2/11	